

**REAL ESTATE RECORD & BUILDERS GUIDE.**  
 ESTABLISHED MARCH 21<sup>st</sup> 1868.  
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to  
 C. W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET      Treasurer, F. W. DODGE  
 Vice-Pres. & Genl. Mgr., H. W. DESMOND      Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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Vol LXXXII.      DECEMBER 19, 1908.      No. 2127

THE suggestion, which has originated with property-owners of Queens Borough, that the cost of purchasing the Belmont tunnel should be assessed on the real estate of that locality is interesting, because of the source from which it came. The practical difficulty of assessing the cost of any transit improvement on the benefited property turns upon the injustice which inevitably results from any pre-determined distribution of the burden of the assessment. In the case of the present subway, for instance, its effect upon the property along the line of its route has been very unequal. It has undoubtedly had everything to do with the rise in real estate values on Washington Heights, and in this instance the benefit has extended over the whole of that district, which previous to the opening of the subway was without any adequate means of communication. In this instance the only difficulty would be that of determining what proportion of the cost should be assessed on Broadway, what upon the nearest avenues to the east and west, and what upon the side streets; and that task, while onerous, would not, in all probability, be attended with any more injustice than usually results from all assessment of benefits. But throughout the rest of the route the task of distributing the assessments equitably would be beyond the power even of the most disinterested and best informed real estate expert. The Lenox avenue branch was built through a district already largely improved, and partly supplied with means of communication. It has unquestionably been of benefit; but the amount and area thereof would be practically impossible to determine. On the West Side, Broadway has been enormously benefited by the subway and so have the streets and avenues in the immediate vicinity thereof; but on the other hand, Columbus avenue has, in certain portions, probably been injured. The work of assessing the benefit would be arduous, but not perhaps impossible. Longacre Square property has increased in value since the subway was opened, but what proportion of this increase was due to causes independent of the subway could not be accurately determined. Fourth avenue has, on the other hand, been less benefited than might have been expected; and its future improvement will not be either modified or much accelerated by the presence of the subway. Elm street finally has not to all appearances received any benefit from the construction of the subway. If it would be difficult to distribute these benefits equitably after the subway has been in operation for four years, it would have been impossible to have adopted any plan of assessment prior to the gradual ascertainment by experience of the actual effects of the new subway service, which would not have been grossly unjust to certain property-owners. Let us suppose that an attempt should now be made to distribute the benefits to real estate values accruing from the proposed Broadway-Lexington Avenue route. It might be possible to assess certain real estate in the Bronx without doing any more than the usual injury to individual property-owners; but so far as the whole distance in Manhattan is concerned, no real estate expert could determine with any certainty how much the direct traceable benefit would amount to, and over what area it should be distributed.

THE difficulty of assessing the cost of purchasing the Belmont tunnel to Queens would be simpler than is usually the case, because Queens would derive most of the benefit from such an expenditure. Should the property-owners of that Borough be willing to assume the burden, the task

of equitably distributing it could be left to them or their representatives. But when the details even of this proposal came to be closely considered, difficulties would be sure to arise. The Belmont tunnel, for instance, in order to get its maximum transit value, should be extended to some point west of the line of Broadway; and how would the cost of such an extension be paid? The extension would unquestionably benefit the whole of the theatrical, restaurant and shopping district, but no one in his senses would attempt to say how much the benefit would amount to, or how it should be distributed. On the other hand, in case the cost were paid by the whole city, Brooklyn, Richmond and Bronx taxpayers might ask what they had to gain from the expenditure. It is such difficulties and complications which makes the Record and Guide prefer a continuation of the method used in paying for the existing subway. The \$50,000,000 invested in that improvement will not cost the city anything, either in interest or capital, because the subway itself will in the end return to the city every penny spent upon it. There is no need in assessing upon private property-owners the expense of an improvement which is fully competent to pay its own way. On the other hand, in case a tunnel or a subway is desirable, but does not promise to pay its own way, some provision might be made for assessing its cost upon the benefited property. There seems to be a doubt, for instance, whether the Belmont tunnel would pay its way, and the property-owners of Queens seem willing to assume the burden. In such an instance, some arrangement might be made which would permit them to do so. The same principle might be applied to the Fourth Avenue subway in South Brooklyn. The city, for instance, has already paid the whole expense of the Manhattan Bridge, with which that subway is to be connected. Let it also pay the cost of the first section of the subway which is necessary for the proper connection of the Manhattan Bridge with the transit system of the whole Borough of Brooklyn. Then if South Brooklyn desires the remaining and prospectively unprofitable sections of the subway because of the increased value it would bring to real estate in that neighborhood, let them agree to stand an assessment for the purpose. If the cost of the extension were paid out of an assessment, its revenues need only be sufficient to pay for operating expenses.

THE old Hotel Metropole at Broadway, Seventh avenue and Forty-second street, is stated to have been leased by a large drug company, which proposes to establish a chain of retail stores similar to those already established by the United Cigar Stores Company. If such proves to be the case, a good many private property-owners should be benefited thereby. The United Cigar Stores Company has by its leasing operations helped to increase the rentals of many peculiarly well-situated corners. The management of the company appreciated the advantage to be gained by securing for their tobacco trade shops in the centre of very busy neighborhoods, and the owners of real estate also soon discovered that the Cigar Company could afford to pay higher rentals for such property than were otherwise likely to be obtained. A company operating a chain of drug stores could probably afford to pay still higher rents for those locations most suitable to its purposes. Probably few retail stores in the city are so remunerative to their owners or turn over their capital more frequently than a popular drug store. But it is extremely important that the location should be just right. If a drug store can earn a rental of \$70,000 a year for the Metropole site, in spite of the competition of one of the most popular shops in the city on the other side of the street, it will certainly be an object lesson of interest to the owners of real estate. It will mean that the retail drug trade can justify a rental for a parcel of property which makes its capitalized value not far from \$400 a square foot. It remains to be seen what other sites the drug company will consider necessary for its purpose. It must be quick in case it wishes to secure many additional locations of anything like the same degree of desirability. Nothing has been more remarkable about the real estate development of the past six years than the extent to which the most desirable corners in the city have passed into the possession of companies or men whose business demands their permanent appropriation. The owners of large retail stores are planning ahead not for a dozen years, but for several generations. They understand that the retail trade is not going to be shoved uptown in the future as it has been in the past. It will occupy its existing quarters between Twenty-third and Fiftieth streets for a much longer period than it has occupied any particular district further south.

## BUILDING OPERATIONS.

### Bulletin From Tenement House Dept.

Supplementing Bulletin 22, and in particular that portion of said bulletin relative to windows upon stair halls and entrance halls, attention is called to the fact that in tenement houses which do not exceed four stories and cellar in height and which also are now occupied, or arranged to be occupied, by more than two families on any floor, such windows will not be required to be fireproof. In tenement houses which exceed four stories and cellar in height or which are occupied, or arranged to be occupied, by more than two families on any floor, stair hall and entrance hall windows opening directly upon the street will be required to be fireproof except as to glass, sash and woodwork upon the outside of the window. In tenement houses which exceed four stories and cellar in height or which are occupied, or arranged to be occupied, by more than two families on any floor, stair hall and entrance hall windows other than those opening upon the street must be made fireproof to the extent and in the manner prescribed in Bulletin 22.

EDMOND J. BUTLER,  
Commissioner.

December 14, 1908.

### Equitable Building Bids Only Preliminary.

BROADWAY.—Nothing definite has yet been decided with reference to the actual construction of the new skyscraper office building which the Equitable Life Assurance Society contemplates erecting on the block bounded by Broadway, Nassau, Pine and Cedar sts, to cost approximately \$10,000,000. Paul Morton president of the company, announced on Monday that the question of a new building is having the most careful consideration, but that the matter is still problematical. Preliminary figures have been taken from the Thompson-Starrett Co. and the George A. Fuller Co., upon request, but nothing further has been done toward the actual placing of the contract. Definite particulars as to the height is also still undetermined, and no conclusion has been reached just how soon the work will be undertaken. As planned the structure is to have a total height of 62-stys, rising 909 ft. above the curb, accommodating between 20,000 and 21,000 people. D. H. Burnham & Co., of Chicago, are the architects. (See issues Nov. 28, Dec. 5, 1908.)

### Architects Son to Be Chosen for Elks Home.

6TH AV.—No plans have yet been actually accepted or architect appointed for the new \$1,000,000 Elks home which the New York Lodge No. 1 is to erect at the corner of 6th av and 53d st, this city. The structure contemplated is to contain 12-stys, and comprises a hotel, a theatre, lodge rooms and restaurant. Actual operations will be started within sixty days, and it is expected that the building will be completed by December, 1909. Alfred Beinhauer, builder, No. 289 4th av, is a member of the building committee. It is considered probable that the award for the plans will be made in a few days.

### No Plans Yet for 26th St. Hotel.

26TH ST.—The Record and Guide was informed on Wednesday that no plans have yet been prepared or architect selected for the proposed new hotel for women which will probably be erected in East 26th st. With the purchase the past week of No. 107 East 26th st, an available plot has been accumulated for

the hotel, to be conducted on lines originally intended for the Martha Washington. John Donnelly, 178 Lexington av, was commissioned by persons formerly interested in the Martha Washington to obtain a site for such a structure, the adjoining properties now controlled being Nos. 109 to 115 East 26th st.

### Plans for a Country Club.

RUMSON ROAD N. J.—The Rumson County Club, a new consolidation of country clubs in the vicinity of Seabright, N. J. (E. D. Adams, president, 71 Broadway, Manhattan), has retained Architects Freeman & Hasselman, of 39 West 38th st, Manhattan, and Chas. W. Leavitt, Jr., landscape architect, 220 Broadway, to prepare plans and lay out the grounds for an extensive group of buildings, to comprise a large club house, a garage, stables, lodges and several smaller club houses. The architects will take the bids. The cost will approximate half a million dollars.

### \$200,000 Post Office Proposed for Bayonne.

BAYONNE, N. J.—Plans are now under consideration by a number of prominent citizens toward the construction of a new post office building at Bayonne. A meeting was held last week which consisted of committees from the Bayonne Board of Trade and a committee of citizens, appointed to act jointly to discuss plans for such a building. Mayor Pierre P. Garven acted as chairman. It was decided to ask for an appropriation of \$200,000. James Knox Taylor, Washington, D. C., is government architect.

### New Opera House Plans Indefinite.

COLUMBUS CIRCLE.—The report elsewhere that Oscar Hammerstein is soon to start work on another opera house somewhere near Columbus Circle and 59th st, upon investigation cannot be credited with any degree of certainty. It was learned on Friday that no plans, preliminary or otherwise, have yet been drawn. The rumor states that the proposed building will be erected to take the place of the Manhattan Opera House in West 42d st, which will then be devoted either to drama or to vaudeville.

### New Hotel Vicinity of 59th Street.

59TH ST.—The Record and Guide was informed on Friday that actual plans have been completed for a large hotel building to be constructed in the vicinity of 59th st and the Circle. The names of architect and owners are not yet available for publication, but there are assurances that within a short time an announcement will be made of a building in this district that will be of such magnitude as to affect very materially the character of the locality.

### Marshall Field Estate Not to Build Now

5TH AV.—The revival of the rumor of a new department store on the property of the Marshall Field estate, on 5th av, between 30th and 31st sts, brings forth an absolute denial of any immediate intention of rebuilding from Geo. R. Read & Co., who are the agents of the property for the owners. The Altman lease has some years yet to run and they, the Altmans, also deny that there is at present any truth whatever in the rumor.

### Madison Av. and 80th St. Improvement.

MADISON AV.—The Gray Realty & Devel. Co., 13 Laight st, is about ready to consider estimates for the erection of a new front and general interior changes to their property at the southeast corner

of Madison av and 80th st. Present size of the building is 4-stys, 19x56 ft., with an extension, and they contemplate changes, costing from \$60,000 to \$75,000.

### A. J. Robinson Co. Gets 17th St Contract

17TH ST.—The A. J. Robinson Co., 123 E 23d st, has just secured the contract for the new 16-sty loft building at 22 East 17th st, to be erected by Clarence Wadsworth, 41 Union sq, from plans prepared by Hoppin & Koen, 244 5th av. The structure will measure 25x82 ft.; approximate cost, \$120,000.

### 300 New Residences for Borough Park.

BOROUGH PARK.—Architects Milligan & Webber, of 520 Walnut st, Philadelphia, Pa., are taking estimates for a group of 300 residences, to be built of brick, 2½-stys, about 20x50 ft. each, at Borough Park, 44th st, Brooklyn. It is expected that the work of construction will take two years.

### New Warehouse in the Bronx.

150TH ST.—A. D. Russell, 52 Wall st, will erect a 6-sty warehouse, 200x100 ft., at 150th st and Westchester av for the Bronx Refrigeration Co., 42 Exchange pl, as lessees. Architect L. C. Holden, 103 Park av, will take bids the latter part of this month.

### Apartments, Flats and Tenements.

AV A.—H. J. Feiser 150 Nassau st, has prepared plans for interior alterations to five 5-sty tenements No. 76 Av A and 501-505 East 11th st for the Corcoran Realty Co., 350 Broadway.

RIVERSIDE DRIVE.—Geo. Fred Pelham, 503 5th av, is completing plans for the 10-sty elevator apartment house 100x116 ft., which the West Side Construction Co., 321 West 92d st, will erect at the southeast corner of Riverside Drive and 99th st, to cost \$350,000.

PARK AV.—Bids are about closed for the 5-sty bachelor apartment, 20x80 ft., to be erected at the southeast corner of Park av and 60th st for Chas. E. Rushmore, 40 Wall st. Hedman & Schoen, 25 West 42d st, are the architects. Plans provide for general interior changes, practically a new building.

ORANGE, N. J.—Rizzolo & Gonnelli, 800 Broad st, Newark, are working on plans for an apartment house for James Patruccelli, to be located in Gray st, near 6th st, Orange. This structure will be of brick construction, 3-stys, and will measure 40x66 ft. in dimensions. The front will be of red brick trimmed in limestone. The estimated cost is \$9,000.

WATERBURY, CONN.—Plans have been completed for a new store and tenement block to be erected at Scovill and South Elm sts for Nicola Polomba; 4-stys, 48x41 ft., brick, pressed brick front and limestone trim, arranged for three stores and six tenements, tar and gravel roof, iron stairs, iron beams and girders, plate glass front, gas and electric lights, galvanized iron cornices, North Carolina pine finish, etc. The plans are now being figured. The owner will do the mason work.

WATERBURY, CONN.—Architect C. Jerome Bailey is completing plans for a new store and tenement block to be erected in Lounsbury st for Martin Soberg. It will be 37x31 ft., cement and frame construction and will be arranged for two stores and three tenements. The owner will build and will let all the sub-contracts. Sketches are also being prepared by Mr. Bailey for four houses and one tenement block, to be erected at the corner of Division and Violet sts for Baron J. Torkomian.

# CANAVAN BROTHERS CO.

## Excavators and House Shorers

The importance of the work done by the excavator in the erection of the giant architectural creations of the twentieth century is frequently overlooked in the admiration for the finished structure. The stability of the building depends very largely upon the foundations, and the strength of these depend, in turn, very largely upon the preparation made for them. In Manhattan, where the peculiarities of the sub-soil often demand that the excavation go down forty or fifty feet through solid rock, the engineering problems attending the operations are both complicated and full of difficulties. The contractors who execute the contracts to excavate and shore for the modern "cloud scratchers," as the Germans call our skyscrapers, must be skillful, indefatigable and resourceful. Needless to say they must be provided with the latest appliances, such as pneumatic and electric drills, derricks, blasting devices, etc. The shoring of adjoining buildings and the care required to avoid damaging them to the least degree call for efficiency of the highest order.

The Canavan Brothers, 518 West 56th st, who have prepared the way for the construction work on some of the finest buildings in New York, think that the owner or general contractor exercises economy in employing a concern that does the work scientifically and expeditiously. Their plant at the address noted is large enough to handle any job ever given out in New York. The amount of machinery kept on hand and the number of men employed, added to the long experience of the firm in this line of work, enable the management to execute several large contracts at the same time. Rapidity without the sacrifice of safety is what counts these days in every phase of construction work. The reputation of Canavan Brothers among architects and general contractors is too well known to need explanation.

The facilities of the Canavan Brothers Co. and their motto of "Never procrastinate—do the work to-day," explain the uninterrupted chain of brilliant achievements which has characterized their work for the many years that they have been excavating and shoring in the metropolis of America. The record

made by the company in removing the solid rock from the site of the new Fifth Avenue Building, Broadway and 23d st, was noted in a special article in the Record and Guide last summer. The contracts secured this year alone indicate that the Canavan Bros. are awarded the big ones, those involving great obstacles and responsibilities. Mention of four of these—the excavating for the Fifth Avenue Building, for the Belnord Apartment House, the addition to the Hotel Astor and the Maxine Elliott Theatre—justifies this statement. The Belnord will be the largest housekeeping apartment house in the world, and the site takes up an entire city block, extending from Broadway to Amsterdam av, between 86th and 87th sts. The blasting of the huge boulders of rock for the Belnord was a six months' contract, but it was completed in two-thirds of that time. The addition to the Hotel Astor not only involved much heavy blasting, but also the danger of damaging the magnificent original plant adjoining on one side and private residences on the other side. Foresight, care, skill and the best machinery are required above all things in such a contract as this. The Maxine Elliott Theatre was a rush job, and Canavan Brothers were at work there on one part of the site while the walls were rising on another part.

Work of recent years included the excavations for the "Aphorp," the palatial apartment house erected for the Astors on the city block bounded by Broadway, West End av, 78th st and 79th st, a contract completed in five months quicker than the contractors expected, as it was thought to be a year's undertaking; the excavations for the Brunswick Building, at Madison square and 26th st, one-fifth of the site being solid rock, but which took the company only six weeks to complete. Enumeration might be made indefinitely of the excavations and shoring work accomplished by these indefatigable brothers, David P., John F. and Maurice J. Canavan, who have been engaged in this work for the past twenty five years.

518 West 56th St., New York City.  
Phone 4500 Columbus.

**EAST ORANGE, N. J.**—Hyman Rosensohn, Broad st, Newark, is working on plans for two apartment houses, to have all modern improvements, except steam heat. David Boenninger will be the owner of one to be located in Valley st, East Orange. This will be a 3-sty structure, partly frame construction, the exterior being stucco on metal. The estimated cost is \$10,000. The other apartment house being designed by Mr. Rosensohn will be owned by E. Humber, and located at Bigelow and Hunterdon sts. The estimated cost is \$10,000.

### Banks.

**ROCHESTER, N. Y.**—Messrs. York & Sawyer, 156 5th av, Manhattan have prepared plans and will take figures after Jan. 1, for a 10-sty addition 47x60 ft, to the bank and office building for the Rochester German Insurance Co.

**NASHVILLE, TENN.**—Plans have been completed by Mowbray & Uffinger, 92 Liberty st, Manhattan, for a 5-sty bank and office building, 45x100 ft, to be erected at Nashville, for the Union Bank and Trust Co. Estimated cost is \$150,000. The architect will take bids.

**BLOOMFIELD, N. J.**—The Bloomfield Trust Co. has just purchased a site at Bloomfield and Glenwood avs. It is intended to erect a handsome building suitable for banking purposes on the plot. Offices will be located on the second and third floors. No plans have yet been prepared or contracts let.

### Churches.

**JERSEY CITY, N. J.**—Members of the Second Reformed Church of Hudson City, according to reports, have accepted plans prepared by A. F. Heidt, of Newark, for an edifice to be erected at a cost of \$45,000.

**CANASTOTA, N. Y.**—Trustees of the Methodist Episcopal Church are having

plans prepared by Merrick & Randall, Syracuse, N. Y., for a 1-sty and basement church, 80x94 ft., of gray pressed brick and stone, with slate roof, to cost about \$35,000.

**ARKPORT, N. Y.**—The Presbyterian congregation has appointed the following building committee to secure plans and estimates for a new brick church; Norman Wheeler, John Taylor, S. W. Newsome, Lester Conderman and W. M. Hurlburt. Architect will be retained at once.

**BATAVIA, N. Y.**—The First Baptist congregation, Rev. Paul Hayne, pastor, will commission an architect to prepare plans for additions to the Sunday School. Two stories, probably concrete construction. Plans to be submitted with estimate of cost at the annual church meeting, to be held Dec. 30.

**LIBERTY, N. Y.**—The First M. E. Church, Rev. J. Tredinnick, pastor, are considering the erection of a new parish house to cost about \$10,000. Local architects and builders are submitting plans in competition for this building. Size of plot, 50x100. The materials of construction have not been decided upon.

**VERONA, N. J.**—Bids will be received by Clinton D. Baldwin, chm. building committee of the M. E. congregation, Bloomfield and Lakeside avs, until 10 A. M., Dec. 30, for the erection of a church. Plans can be seen at office of chairman and at Builders' Exchange, Newark, N. J. W. R. Brown, architect, 5439 Superior st, Chicago, Ill.

**BROOKLYN.**—Messrs. Allen & Collins, architects, of Boston, Mass., are taking estimates on the construction of the Flatbush Avenue Congregational Church, at Dorchester road and East 18th st, Brooklyn. Plans provide for a brick and stone building, 1½-stys, 75x100, with an extension, that will provide for Sunday school rooms, kitchen and church parlors. Approximate cost, \$75,000.

### Competitions.

**SHILOH, GA.**—The Pine Mountain Tuberculosis Sanatorium will receive plans and bids until Jan. 1, for a sanatorium to consist of 4-room cottage for administration building and dwelling for superintendent and attendants. Address Secretary Pine Mountain Sanatorium, Shiloh, Ga.

**BUFFALO, N. Y.**—Invitations will soon be extended by the Grover Cleveland Memorial Committee to sculptors to submit competitive designs for the bronze statue, in sitting posture, of the late President, Grover Cleveland, to be installed in the Franklin st front of the City and County Hall, Buffalo, N. Y. The committee in charge consists of Thomas B. Lockwood, Carleton Sprague, John L. Clawson, Chas. W. Goodyear, Jacob L. Siegrist, Louis P. Fuhrmann, J. J. Albright, and H. H. Seymour.

**ALBANY, N. Y.**—The Soldiers' and Sailors' Monument commission has selected the Washington Park site, Albany, on which to erect a monument. Construction to be stone and bronze. Competitive designs will soon be called for. Competition will be limited to seven competitors. Six of the competitors to receive \$500 each and the seventh competitor to receive the commission to prepare designs. Designs to be submitted to five judges, three of the judges to be appointed by the commission and two judges to be appointed by the competing architects or sculptors.

**HARTFORD, CONN.**—The Hartford high school commission, consisting of Archibald A. Welch, chairman, Thos. S. Weaver, secretary and treasurer, Thos. F. Kane, Adolph W. Gilbert and Frederick F. Ford, appointed to select a site and procure preliminary plans, has invited the following architects to submit plans in competition: Brocklesby & Smith, Davis & Brooks, George Keller, of Hart-

ford; Andrews, Jacques & Rantoul, of Boston; Benj. W. Morris and Cambrill Rogers, of Manhattan. Each of these competitors will receive \$250 to cover the expenses of the plans.

#### Court Houses.

CANANDAIGUA, N. Y.—The Board of Supervisors has adopted the report recommending the appropriating of \$16,000 to complete the third story of the court house.

BOSTON, MASS.—Until January 2 bids will be received for the enlargement of the Suffolk County Court House. James R. Dunbar, chairman, 75 Ames Building. Plans have been prepared by George A. Glough, 46 Cornhill st, Boston.

BRIDGETON, N. J.—Watson & Huckel, 1211 Walnut st, Philadelphia, and the Cumberland county board of freeholders, Bridgeton, N. J., will receive bids until Dec. 24, for the erection of a 3-sty court house, at Bridgeton. Plans call for a clock tower.

#### Dwellings.

56TH ST.—Lawlor & Haase, 69 Wall st, have completed plans for the 6-sty residence, 67x87.5 ft., for E. F. Parsons and R. C. Slack, 149 East 56th st, to be erected at Nos. 140-144 East 56th st, to cost about \$125,000. No contract has yet been placed.

SYRACUSE, N. Y.—Architect J. S. Silbe, of Chicago, has awarded the contract for a new residence at Syracuse for B. S. Burlingame, of Syracuse, to Hefferman & Son, of Water st, Syracuse, N. Y. Frame and stucco, 35x50 ft. Approximate cost, \$18,000.

GLEN COVE, L. I.—Architects J. H. Freedlander, 244 5th av, Manhattan, has received preliminary estimates for the erection of a country residence at Glen Cove for A. Weinberg, of 225 5th av, New York City. Brick and stucco, 30x60 ft. Estimated cost, \$15,000.

YONKERS, N. Y.—Wm. J. Morgan, of Mt. Vernon, has secured the contract for the erection of a new residence for James Myles, of Yonkers, from plans by W. H. Gompert, 2102 Broadway, New York City, which call for a frame building, 2½-stys, 32x46. Work is to start at once.

NEWARK, N. J.—Mary M. Harper, of Newark, will build a 2½-sty frame dwelling at 892 and 894 South 16th st from plans by Walter J. Harper. The structure will measure 24x54 ft. in ground dimensions and there will be fourteen rooms for two families. The estimated cost is \$6,000.

MONTCLAIR, N. J.—Albro & Lindeberg, 481 5th av, Manhattan, are receiving estimates for the construction of a summer residence for Timothy B. Merwin, of Montclair. Frame and stucco, and local contractors are estimating on the general construction. Approximate cost, \$10,000.

GREENS FARM, CONN.—Architects Kirby, Petit & Green, 103 Park av, Manhattan, have awarded the contract for a country residence at Greens Farm, Conn., for R. Rappello, of Greens Farm, to E. J. Henderson, of Norwalk, Conn. Plans provide for a frame building, 30x50 ft., costing \$15,000.

GLEN RIDGE, N. J.—Wm. Tubby, 81 Fulton st, Manhattan, has prepared preliminary plans for a new residence to be erected at Glen Ridge, N. J., for J. Sherwood, address to be given later, to cost \$12,000. Estimates have been submitted for the construction of a frame building stucco, 30x60 ft.

GLEN COVE, L. I.—James H. Ottley, 29 West 53d st, Manhattan, is having additions and alterations made to his country residence at Glen Cove by Russell & Pfeffer, contractors, 1 Madison av, New York City. Approximate cost, \$15,000. Plans were arranged by Chas. A. Rich, 320 5th av, Manhattan.

WESTBURY, L. I.—L. Moses, 156 5th av, Manhattan, has awarded the contract for extensive changes to the residence of Mrs. J. L. Stafford, of the Hotel Imperial, New York City, to J. R. Hill, of Westbury, L. I. Work includes interior changes, erection of new wings. Approximate cost, \$15,000 to \$20,000.

HARTFORD, CONN.—Architects W. D. Johnson, Inc., are preparing plans for several new houses to be erected by Gilbert W. Chapin. The plans will be prepared this winter and work started in the spring on several high-grade double houses. Each house will have 16 rooms. Complete details have not been decided.

EAST ORANGE, N. J.—Transfer of the tract belonging to the Edward Reed estate, located on Park av, between Prospect and Clinton sts, East Orange, has been made to Charles A. Morel, of 18½ South 6th st, Newark. Mr. Morel is a building contractor and states he will start at once to erect 2-family houses on the land.

SHORT HILLS, N. J.—Architect James Sweeney, New London, Conn, is drawing plans for a handsome residence to be erected at Short Hills, N. J., for J. E. Collins, 100 Washington sq, Manhattan. The house will be finished in hard woods, with hard wood floors, mantels and fireplaces. The heating will be by steam and every convenience will be provided. The cost is about \$10,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for five 3-sty and two 2-sty brick 2-family dwellings for a Mr. Dangizer, as owner, to be erected on the plot, 100x120 ft, at Nostrand and Tilden avs, Brooklyn. The exteriors will be of a gray Roman brick with Indiana limestone trimming. The interior to be trimmed with cypress and oak, and plumbing fixtures of the Standard Sanitary Mfg. Co. Total cost about \$47,000.

#### Factories and Warehouses.

GLOVERSVILLE, N. Y.—Bellis & Kline, dealers in leather, will erect a 2-sty and basement brick warehouse, 40x80 ft., in Cayadutta st. Archt. F. L. Comstock is completing plans and will receive bids.

NIAGARA FALLS, N. Y.—Doran Bros. have plans prepared for a brick laundry building, to be erected on Clifton av, adjoining the factory of the Niagara Shirt Co., in connection with which it will be operated.

WORCESTER, MASS.—Arthur F. Gray, 53 State st, Boston, Mass, has plans under way for a factory and office building addition, 4-stys, about 50x50 ft., for the Royal Worcester Corset Co., D. H. Fanning, 30 Wyman st, president, to be erected at Worcester, Mass.

WHITE PLAINS, N. Y.—Architects Bluenstein & McGlashan, 23 East 23d st, Manhattan, are taking estimates for the erection of a new garage and office building at White Plains, N. Y., for H. G. Hassell, of White Plains. Plans show a 2-sty building, 50x120 ft., reinforced concrete.

ROCHESTER, N. Y.—The Flower City Specialty Co. will erect at once a 2-sty brick manufacturing building at Maple and Pomeroy sts, to cost about \$40,000. The building will be 165x100 ft., with a wing 64x200 ft. and a boiler house 40x40. Assistant Fire Marshall Pierce is examining the plans and specifications preliminary to granting the permit.

GREENWICH ST.—Revised estimates for the construction of the warehouse at No. 481 Greenwich st for E. D. Depew (grocers), 14 Harrison st, Manhattan, have been received by Architects Radcliffe & Kelly, 3 West 29th st. Revised plans provide for a fireproof building, 6-stys, 40x78 ft., with an irregular extension running around to 515 Canal st. Estimated cost, \$60,000.

#### Halls and Clubs.

ALBANY, N. Y.—Chas. G. Ogden, 61 State st, is preparing plans for remodeling the club and gymnasium building for the Young Men's Christian Association. William McDonald, chairman of the building committee. Work consists of rebuilding interior, changing assembly hall into gymnasium and new plumbing. Estimated cost is \$35,000.

JERSEY CITY, N. J.—Plans have been completed for the erection of the new club house of the Young Men's Association, on the Boulevard, between 13th and 14th sts, and the contract had been given to a local contractor, but was almost immediately taken out of his hands again. The reason, the members say, is that the contractor employed non-union workmen.

#### Hospitals and Asylums.

AMSTERDAM AV.—Bids will be taken about January 15, by Ernest Flagg, architect, No. 35 Wall st, for the new addition, 9-stys, to St. Luke's Hospital, at Amsterdam av and 113th st.

UTICA, N. Y.—T. E. McGarr, Secy. State Comn. in Lunacy, Albany, will receive bids until Dec. 23 for reconstructing Ward 4, also renewal of plumbing in Infirmary Buildings at Utica State Hospital.

NIAGARA FALLS, N. Y.—The Hospital Assoc. of Niagara Falls (Chas. M. Hall, Pres.) will build a 3-sty, 50x80 ft. brick and stone nurses' home in connection with the Memorial Hospital. Braas Bros. Co., Niagara Falls, bid \$22,880. Green & Wicks, 110 Franklin st, Buffalo, architects.

SYRACUSE, N. Y.—A new dispensary and emergency hospital has been proposed by the State Board of Charities at Syracuse. A Syracuse architect has do-

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nated his services for the plans and to superintend its construction. Dr. C. H. Benson, Syracuse, can give information. W. L. Brown, Ralph S. Bowen, Harlow C. Clark and Hendrick S. Holden are trustees.

ROME, N. Y.—The Legislature which will convene in January will be asked for an appropriation of \$160,000 as an emergency fund for the construction of buildings to take the place of those burned in November at the Rome Custodial asylum. Franklin B. Ware, State architect, has submitted provisional plans to the managers of the asylum for the new buildings. The managers have elected the following: President, the Hon. R. C. Briggs, Rome; vice-president, Dr. Cyrus J. Severance, Mannsville; secretary-treasurer, Dr. Chas. Bernstein, Rome.

#### Hotels.

BLANDFORD, MASS. — Architects Tinker & Kramer, of Springfield, are preparing plans for a hotel to be erected in the spring in Blandford for Mrs. A. L. Mason. It will be frame, 94x48 ft., with an ell, 59x28 ft., 2½-stys. The heating has not been decided upon as yet. There will be two fireplaces, mantels, hard wood flooring and finish, an acetylene lighting plant, modern plumbing, etc.

NEW HAVEN, CONN.—Preliminary sketches of the proposed changes to the New Haven House are now being prepared by Architect Robinson, of New Haven. The details of the new building have not been decided upon as yet and it is not known how soon building operations will be started. It is probable that the new structure will contain about 175 rooms. Further details will be given out later.

NEW BRITAIN, CONN.—C. D. Holland, of Boston, Mass., formerly head clerk at the Hotel Russwin, is contemplating the erection of a new hotel at New Britain. He is trying to interest a small amount of the required capital locally and if the response is favorable, as the present conditions indicate, a company will be organized. Architect W. H. Caldwell is preparing sketches for a fire-proof structure. The details have not been decided.

#### Municipal Work.

NEWARK, N. J.—John H. and Wm. C. Ely, 800 Broad st, Newark, have completed plans for a comfort station to be erected in Military Park, Newark. Estimated cost, \$17,000.

CAZENOVIA, N. Y.—Bids are asked by F. C. Stevens, State Supt. Pub. Wks., Albany, for the construction of a plate-girder highway bridge over the outlet of Cazenovia Lake at Mill st, Cazenovia.

ROCHESTER, N. Y.—A mortgage for \$6,000,000, to secure an issue in bonds, has been filed in the County Clerk's office by the Rochester-Corning-Elmira Traction Co. The company proposes to build an electric railway between Rochester and Elmira. John Hofman, Rochester, is president.

ALBANY.—Bids will be received until Jan. 5 at the office of F. C. Stevens, State Supt. Pub. Wks., for improving New York State Canals, Contract 3S, Erie Canal, Sect. 9, which calls for the superstructure, sub-structure and approaches for highway bridge at Wappings, 2.5 miles west of Fairport.

FORT HUNTER, N. Y.—Bids will be received by the Highway Comrs. of the towns of Glen and Florida, Montgomery County, New York, at the office of W. Barlow Dunlap, Amsterdam, until Dec. 22, for the erection of a two-span bridge across Schoharie Creek at Ft. Hunter and two concrete abutments and one pier.

26TH ST.—Bids will be received by the President of the Board of Trustees Bellevue and Allied Hospitals, Tuesday, Dec.

22: For the furnishing and setting of the equipment in the pathological department and male dormitory of the new Bellevue Hospital, situated on 1st av, bounded by 26th and 29th sts, Manhattan.

BRONX.—Bids will be received by the President of the Borough of the Bronx, Thursday, Dec. 24: No. 1. For furnishing and delivering 100,000 gallons of crude oil mixture, equal to sample, to be furnished and delivered as directed in bulk to any railroad station in the Borough of the Bronx. No. 2. For furnishing and delivering broken trap-rock stone or screenings.

MANHATTAN.—The Fire Commissioner will receive bids until 10:30 o'clock A. M. on Monday, Dec. 28, for labor and materials required for repairs to heating systems in the quarters of the following companies in the Boroughs of Manhattan, the Bronx, Brooklyn and Queens. Wednesday, Dec. 23, for furnishing and delivering general supplies for the Boroughs of Brooklyn and Queens. Bids will be received by the Commissioner of Correction Thursday, Dec. 24, for furnishing and delivering hardware, paints, oils, leather and miscellaneous articles.

Estimates will be received by the Superintendent of School Supplies Tuesday, Dec. 22: No. 1. For packing, carrying, loading, carting, delivering school supplies to the schools, playgrounds, recreation centres, depositories, etc., of the City of New York. Monday, Dec. 21: No. 2. For alterations, repairs, etc., at Girls' High School and Public Schools 21, 24, 26, 36, 53, 57, 63, 70, 74, 84, 109, 117, 123, 137, 144, 147 and 150, Brooklyn. No. 3. For new retaining wall, sidewalk, etc., at Public School 154, on 11th av, Braxton and Sherman sts, Brooklyn. No. 4. For alterations, repairs, etc., at Training School for Teachers, Park pl, west of Nostrand av, and Commercial High School, Albany av, Bergen and Dean sts, Brooklyn. No. 5. For alterations and additions to electric equipment in Public School 13, on 216th st and Willett av, Williamsbridge, Bronx. No. 6. For forming offices, etc., on the second story of the hall of the Board of Education, Park av and 59th st, Manhattan.

By the Department of Public Charities, Wednesday, Dec. 23, for the complete conduiting, electric wiring, and all other work in connection with the installation of a complete electric lighting and power system for certain of the buildings and grounds under the Department of Public Charities, City Hospital District, Blackwell's Island.

By the Commissioner of Water Supply, Gas and Electricity, Monday, Dec. 21, for furnishing, delivering and laying water mains in 16th, 17th, 18th, 19th and 20th sts, and Irving pl, Manhattan.

#### Office and Loft Buildings.

SCHENECTADY, N. Y.—A. G. Lindley Co., Parker Building, has prepared plans for a commercial building to be erected at Schenectady by H. and M. Friedman. Estimated cost is \$30,000.

24TH ST.—Ditmars & Brite, 111 5th av, have completed plans for an 11-sty addition to the loft building at Nos. 203-205 West 24th st, for the Franmor Realty Co. Estimated cost is \$80,000.

181ST ST.—George F. Pelham, 503 5th av, is preparing plans for a 2-sty office building, 125x100 ft., to be erected in the south side of 181st st, near St. Nicholas av, for G. L. Lawrence, 2280 Broadway. Estimated cost is \$80,000.

LIBERTY ST.—Clinton & Russell, 32 Nassau st, have completed plans and are taking estimates for changes that include extensive improvements to the ground floor and interior rearrangement of the Lawyers Title Insurance & Trust Co. building, 37 Liberty st and 46 Maiden lane.

WILLIMANTIC, CONN.—Plans are now in the hands of Postmaster C. H. Dimmick for the new post office building to be erected in Hight st, Willimantic, Conn. James Knox Taylor, Washington, D. C., is government architect. The contract for the work has not yet been awarded.

4TH AV.—Architect Wm. C. Hazlett, 1135 Broadway, is taking estimates on the construction of the store and loft building that the Putnam Holding Co., 314 Madison av, is planning to erect at 371-373 4th av. Plans show brick, steel and limestone, 12-stys, 50x100 ft., with L 50x25 ft. Estimated cost, \$380,000.

#### Schools and Colleges.

HOBOKEN, N. J.—James H. Londrigan, City Clerk, Hoboken, will receive bids until Dec. 23 for \$100,000 school bonds.

MONTCLAIR, N. J.—The Montclair School Board will receive bids until Dec. 29 for erecting a grammar school on Lorraine av. Van Vleck & Goldsmith, 111 5th av, New York, are the architects.

MILLVILLE, N. J.—S. C. Smith, secretary of the school board, states that Wm. W. Slack, of Trenton, has prepared plans for a 17-room school to replace the old Culver school at Millville, to cost \$48,000.

CHATHAM, N. J.—Bids recently received for erecting the new school have been rejected as being too high. The

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building committee has been directed to revise the plans and again ask bids. The appropriation is \$41,000.

**BERGENFIELD, N. J.**—At a special meeting of the voters of Bergenfield School District, December 8, Walter Christie was elected chairman. It was voted to bond the town for \$40,000 to purchase lands and erect a school, to be located on the West side. No plans have yet been prepared.

**SMITHTOWN, L. I.**—Messrs. Stoughton & Stoughton, 96 5th av, Manhattan, are preparing plans for a frame school to be erected at Smithtown Branch, L. I., to cost about \$12,000. Plans provide for 6 rooms, 2-stys, 50x90 ft., and it is expected that the estimate will be taken after the first of the year.

**WATERBURY, CONN.**—Sketches for 4-room brick school to be erected at Oakville in Davis st by the South School District of Watertown have been received from the following named architects: Griggs & Hunt, Louis A. Walsh, Joseph T. Smith, Leonard Asheim and C. Jerome Bailey, all of this city, and J. J. Dwyer and J. J. McMahon, of Hartford.

**SUMMIT, N. J.**—The Board of School Estimate has requested the Common Council to appropriate \$60,000 for a new public school. It was agreed that no time be lost in arranging for the construction of the building, which the board expects to have ready by the opening of the next school year. To the Building and Grounds Committee was left the matter of having plans prepared for an eight or nine class-room building, which will probably be submitted for the consideration of the board at its next meeting.

**LA SALLE, N. Y.**—The fourth district school board, of La Salle, has decided to go ahead and build a free union school. The site will be selected and final arrangements towards raising the money for the undertaking made at the next meeting of the board, the date of which has not been settled. The board comprises L. J. Luick, John Nusbaum and T. Whitcombe. The new members are William Gumbert, S. M. Lee, John Bouey, George Greenwald, Frederick C. Kuhlman, Robert Sivitt, John Ricker, William Mang and John Nusbaum.

#### Theatres.

**PORT CHESTER, N. Y.**—The Eastern Theatrical Co. has the contract for the erection of a \$35,000 theatre on Liberty sq, Port Chester, N. Y., for Stanley F. Newell, of White Plains.

**WHITE PLAINS, N. Y.**—Rocco Brianti has the contract to build a theatre at the corner of Central av and Bronx st for the White Plains Amusement Co. It will be a brick structure, with a slate roof and will have a seating capacity of 700. The cost will be about \$25,000.

**BUFFALO, N. Y.**—The Central Presbyterian Church property, at Pearl and West Genesee sts, will probably be sold to William Morris, a New York theatrical magnate, who is anxious to secure the site. Mr. Morris is interested in a vaudeville syndicate opposed to the theatrical trust.

**ROCHESTER, N. Y.**—Plans for the new vaudeville theatre to be erected by J. H. Moore, lessee of the Cook Opera House, have been submitted by Leon H. Lampert & Son. The plans have been approved and the contracts will be let and the work started as soon as the frost leaves the ground.

**7TH AV.**—Plans are about ready for the 10-sty theatre and office building, 100 x140 ft., to be erected at the n. w. cor. of 7th av and 47th st for Weber & Rush, of 1402 Broadway. The estimated cost is about \$350,000. Wm. H. McElfattrick, 1402 Broadway, architect. No contract let. (See issue Nov. 28, 1908.)

**MELROSE AV.**—Wm. H. McElfattrick, 1402 Broadway, has plans well under way

for the 4-sty fireproof theatre, 100x175 ft., which the American Real Estate Co., 527 5th av, will erect at the southwest corner of Melrose av and 150th st for P. G. Williams, lessee. The cost is placed at \$250,000. No contract let. (See issue Dec. 5, 1908.)

#### Bids Opened.

The Board of Education opened bids on Dec. 14. No. 1. For forming and equipping cooking room in Morris High School, Bronx. The Kenney-Renner Co., \$3,165 (low bid). Other bidders were: Inter-City Contracting Co., the Concourse Construction Co., Wm. H. Quinn, Christopher Nally, Charles Cochar, J. M. Knopp. No. 2. For work required to repair fire damage at P. S. 20, Queens. Joseph Ohlhausen, \$11,881 (low bid). Other bidders were: James MacArthur, A. Doncourt, Julius Haas, the Concourse Construction Co., William Werner, Charles Wille, Inter-City Contracting Co., Edward Stapleton, Hartman & Horgan, Laurence J. Rice, James I. Newman. No. 3. For new fireproof main stairs, new main storm enclosure at P. S. 2, Bronx. Wm. H. Quinn, \$6,587 (low bid). No. 4. For the general excavation, Contract No. 1, of Washington Irving High School, Manhattan. The Bradley Const. Co. put in the lowest bid.

#### Contracts Awarded.

**YONKERS, N. Y.**—The new bath house to be erected at the corner of Yonkers av and Oak st, Yonkers, from plans by Architect Geo. S. Cowles, 8 Getty sq, will cost approximately \$35,000, and the low bidder was recently announced as Geo. T. Kelly, of Yonkers.

**36TH ST.**—R. L. Walsh, 100 William st, has secured the general contract for the erection of a new front and general interior changes to the residence at 13 East 36th st for Mr. J. McMillen. The improvements involve a new interior, new limestone front and general renovation. The cost is about \$15,000.

**61ST ST.**—The Jones Construction Co., 1 Union sq, has received the general contract for the erection of a store building in the north side of 61st st, 29 ft. east of Broadway, for J. J. Campion, of No. 20 East 10th st. Messrs. Reilly & Steinback, 481 5th av, have prepared plans. One sty, 60x120 ft., of brick construction.

#### Government Work.

Proposals will be received until the 12th of January, 1909, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Warren, Ohio. James Knox Taylor, Supervising Architect.

**Fort Slocum, N. Y.**—Sealed proposals will be received Jan. 6 for construction, plumbing, steam heating and electric wiring one 4-set officers' quarters, one double set lieutenants' quarters, four double sets N. C. O. quarters, and one garbage crematory. Address Constructing Q. M.

Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received the 26th day of December for the construction (including plumbing, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Americus, Ga. James Knox Taylor, Supervising Architect.

**Washington, D. C.**—Sealed proposals will be received the 20th day of January for the construction (complete) of the extension to the U. S. Post Office and Custom House at Springfield, Mass., in accordance with the drawings and specifications, copies of which may be had at this office or at the office of the custodian at Springfield, Mass. James Knox Taylor, Supervising Architect.

Office of the Supervising Architect, Washington, D. C.—Sealed proposals will

be received the 11th day of January for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Gainesville, Fla., in accordance with drawings and specifications, copies of which may be had from the custodian of the site at Gainesville, Fla., at the discretion of the supervising architect, James Knox Taylor.

**War. Department, Office of the Constructing Q. M., New London, Conn.**—Sealed proposals for constructing one double barrack, one single barrack, two field officers' quarters, one 4-set officers' quarters, two lieutenants' quarters, three double N. C. O. quarters, and one double firemen's quarters at Fort Terry (Plum Island), N. Y., and two double barracks, two field officers' quarters, four lieutenants' quarters, two double N. C. O. quarters, and two double firemen's quarters at Fort H. G. Wright (Fishers Island), N. Y., and for plumbing, electric wiring and installing heating plants in same, will be received Feb. 10. Address R. M. Schofield, Maj., Q. M., Constructing Q. M., New London, Conn.

#### Brief and Personal.

Edwin L. Thomas, a well-known retail lumber dealer of Yonkers, died last week.

The Acme Metal Ceiling Co. has moved its offices and plant to 2295 2d av, near 118th st.

Douglas L. White, a prominent citizen of Albany, N. Y., and a leading figure in the lumber district of that section, died Dec. 7. He was 87 years old.

The G. Drouve Co., of Bridgeport, Conn., bought at a receiver's sale all machinery, material and fixtures of the bankrupt American Machinery Company, 651 West 43d st, New York.

The Retail Lumber Dealers' Association of New York State will hold its annual meeting at Albany Feb. 4 and 5. Headquarters will be at the Hotel Ten Eyck. Geo. Wilson-Jones, Utica, N. Y., is secretary.

Mr. Ronald Taylor, accompanied by his brother, Mr. Matthew Taylor, sailed for Europe on the Lusitania Wednesday, the 16th, on a combined business and pleasure trip. Will be gone about two months.

R. M. Jaffray, 1 West Wellington st, Toronto, Canada, will give full particulars concerning the first convention and exhibition to be held by the Canadian Cement and Concrete Association in that city next March.

Kingsley Martin was appointed chief engineer of the Bridge Department this week. Association with bridge building seems to run in the Martin family. Mr. Martin's father, C. C. Martin, was chief engineer of the Brooklyn Bridge, and his brother is one of the expert engineers for the New York Central Railroad.

The competitive plans for a suburban concrete dwelling, to cost \$8,000, for which prizes aggregating \$300 in value has been offered by the Universal Portland Cement Co., through the Chicago Architectural Club, are to be placed on exhibition at the Second Annual Cement Show in the Coliseum at Chicago next February.

The annual banquet of the New York Lumber Trade Association will be held at the Waldorf-Astoria the evening of February 10 next. At a recent special meeting of the Board of Trustees the following additional members were elected: Bartram & Saxe, the F. W. Crane Lumber Co. the A. T. Peale Lumber Co. and the Lilly Lumber Co., all of New York City.

It is expected that the successor to Samuel B. Donnelly, former secretary of the General Arbitration Board of the New York Building Trades, will be elected at the next meeting of the board, the

second week in January. Reports indicate that there are numerous applicants. A conference committee representing all parties interested will probably make a selection of the names of the most suitable. The salary is \$3,000.

The advance which has been made in the various crafts during the decade is evident in those branches which have to do with art metal work. Geo. Edelmann, of the firm of L. Edelmann, 319 East 94th st, is credited with being identified with the best that has been produced in the last twenty years in this line. Combining practical skill with artistic insight, he has come within the recognition of those architects who, in accordance with the high standard and individuality of their work, entrust to him the interpretation and execution of their best decorative metal work. Examples of such may be noted in the ornamental iron-work adorning many of the city and country residences designed by Carrere & Hastings, Hoppin & Koen, Grosvenor Atterbury, Delano & Aldrich, Bosworth & Holden, William Strom, Hill & Stout, Warrington G. Lawrence and others.

The Raymond Concrete Pile Company, of New York and Chicago, has obtained the following contracts: placing Raymond concrete piles in the foundations of the new post office which is being erected at St. Louis, Mo.; James Knox Taylor, supervising architect, U. S. Treasury Department; Bedford Stone and Construction Company, general contractors. About 55,000 ft. of piling will be required in this work. Another contract calls for the placing of Raymond concrete piles in the foundation of a grocery warehouse building for E. D. Depew at Canal and Greenwich sts, New York; Radcliffe & Kelley, architects. The warehouse will be six stories in height, but the foundations are designed to support three additional stories should they be required. On account of the purposes to which the building will be put, the foundations will be called upon to sustain unusually heavy loads.

**Desirable Brick Plant For Sale or To Rent.**

A very desirable brick plant, the property of the Verplanck Brick Co., situated between Fishkill and Chelsea, on the Hudson River, is offered for sale or to rent. At this time when the price of brick is rising as the effect of increasing demand, such an opportunity is worth investigation. The plant is provided with suitable docks for water transportation, and machinery and buildings for operating, including about forty cottages for the accommodation of workmen. With the present equipment the plant has a producing capacity of about fifty million brick a year, but this quantity could be easily considerably increased. The clay is of the best quality and is practically inexhaustible. The property includes a grant from the State of 66 acres of land under water, this being also clay of superior quality.

**Electrical Contracts Awarded.**

The M. B. Foster Electric Co., 109 West 26th st, has been awarded contracts for installations of electrical apparatus in the following buildings: Gymnasium, chapel, chaplain's quarters, battalion guard house and four sets of officers quarters for the Government at West Point; dormitory and '77 Hall at Princeton University, Cram, Goodhue & Ferguson, architects; Biological and Geological buildings at Princeton University, Parish & Schroeder, architects; Carpenter Building, eleven stories, Boston, Mass., Arthur H. Bowditch, architect; Isolated Hospital and Post Hospital at Fort Slocum. C. O. Mailloux and C. E. Knox were the consulting engineers for the work at Princeton University.

**Hydrated Lime for Waterproofing Reinforced Concrete.**

HYDRATED LIME in connection with reinforced concrete is beginning to be used quite extensively. By weight it is two and one-half times the bulk of cement. It decreases the cost of labor and material and increases the durability and tension strength. In the construction of dams, reservoirs, aqueducts, sewers, etc.,

entered the specimen the pipe was enlarged so that an area of 12½ sq. ins., that is, a circle 4 ins. in diameter, was exposed to the water, the water being then required to flow through 8 ins. of concrete.

The following conclusions were drawn as the results of experiments:

1. Hydrated lime increases the watertightness of concrete.

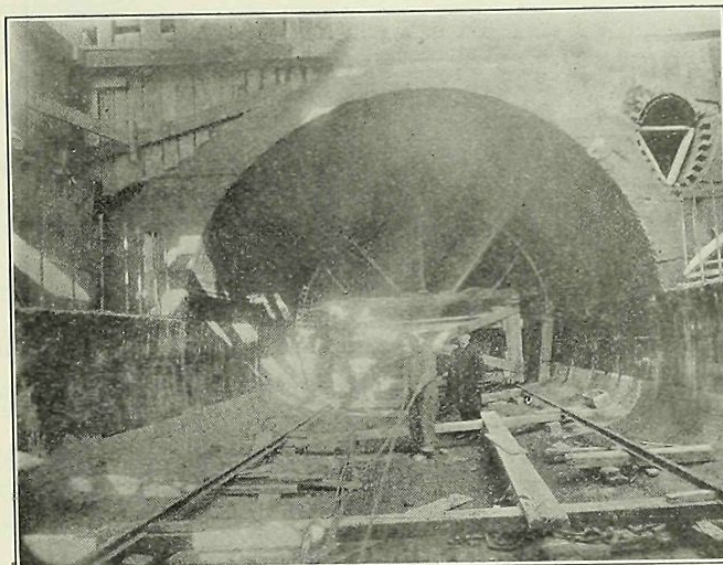


FIG. 1.—STONY BROOK CONDUIT.

where the concrete must be waterproof, it is used with greater advantages, as the addition of from 12 to 40 per cent. of hydrated lime, according to the proportion of cement used, increases the permeability.

The following mixture is being used for the conduit of the Stony Brook Sewer, Boston, Mass.: 1 part cement, 2½ parts sand, 4½ parts stone, 12 per cent. Rockland-Rockport Pine Cone hydrated lime. The dimensions of the conduit are: inside diameter, 16x20 ft; the sides, 3 ft. 6 ins.; centre of arch, 14 ins.

By the addition of 40 per cent. of hydrated lime the efficiency of cement mortars is greatly increased.

Permeability tests were recently made by Mr. Sanford E. Thompson, M. Am. Soc. C. E., to determine the effect of adding various percentages of hydrated lime to concrete of different proportions. The

2. Effective proportions of hydrated lime for water-tight concrete are as follows:

Portland cement.	Sand.	Stone.	Hydrated lime.
1 part	2 parts	4 parts	8%
1 "	2½ "	4½ "	12%
1 "	3 "	5 "	16%

These percentages are based on the weight of the dry hydrated lime to the weight of the dry Portland cement.

3. The cost of large waterproof concrete structures frequently may be reduced by employing leaner proportions with hydrated lime admixtures, and small structures, such as tanks, may be made more watertight.

4. Lime paste made from a given weight of hydrated lime occupied about 2¼ times the bulk of paste made from the same weight of Portland cement, and is therefore very efficient in void filling.

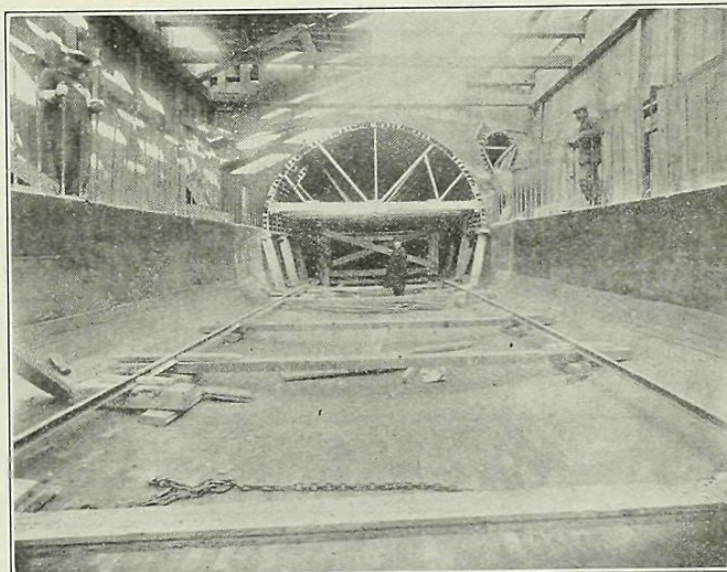


FIG. 2.—STONY BROOK CONDUIT.

results of these tests were embodied in a paper read by Mr. Thompson before the American Society for Testing Materials, from which the following particulars are taken:

The specimens of concrete tested were cylinders 20 ins. in diameter by 16 ins. in length, and the water was introduced into the centre of the concrete cylinders at first under a head of 7 ft., and at 40 to 50 days later under city water pressure averaging 55 to 60 lbs. per sq. in. As it

In order to produce water-tight concrete it is imperative that the mixture be thorough, and that sufficient water be employed to give at least a "mushy" mix, so that it will settle into place with only a small amount of ramming.

Fully as important as the mixture is the bonding of the concrete between two days' work. For a small structure which must be watertight, it is advisable to place the concrete continuously, allowing no joint whatever, and not even permit-

ting the concrete to stiffen up between the batches.

Even an interruption of an hour in the middle of a hot day has been known to form a joint which will allow water to pass. If continuous work is impracticable, the old surface of the concrete must be thoroughly cleaned of all dirt and

spokesman for the first named association and M. E. Gregory, of Corning, N. Y., for the second association.

"It is hard to say what a mile of brick pavement will cost," Mr. Blair said. "It cannot be accurately estimated what a mile of macadam pavement will cost, but relatively speaking the brick will cost

ments were passenger elevators to Calcutta, India and Rangoon, Burmah; the new Queen's Hotel at Kandy, Ceylon, is to have a modern passenger equipment; a small car and apparatus were installed in Manila recently. Other orders were for a freight elevator to be sent to Dalny, Manchuria, the town blown up by the Russians in the recent Russo-Japanese war; two electric hoists for the new steel plant at Dowlais, Wales, these being of the very latest type, with double drums and automatic slow-down device.

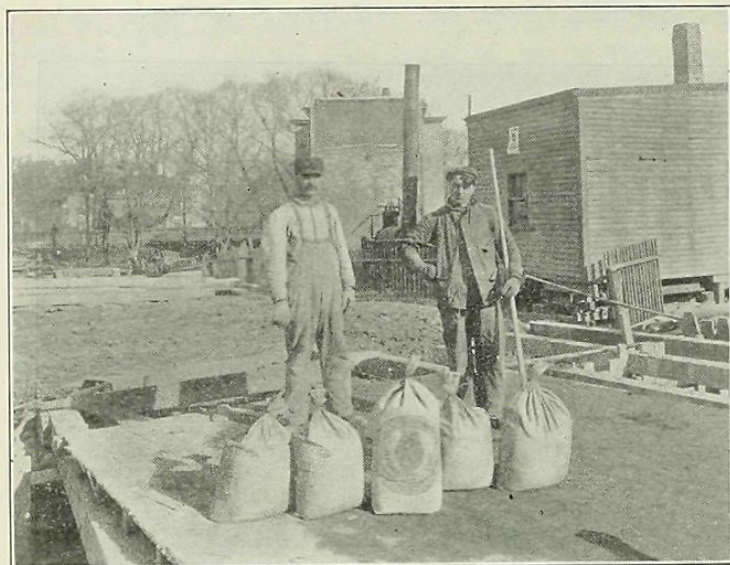


FIG. 3.—STONY BROOK SEWER WORK.  
(Pine Cone Hydrated Lime.)

laitance or partially set cement, so as to expose the concrete.

A layer of neat cement paste of soft consistency, or else of 1:1 mortar, should be then spread upon the old concrete after thoroughly wetting it, and the new concrete laid before this mortar has stiffened.

#### Banquet of Civic Federation.

President-elect Taft was the principal speaker at the annual banquet of the Civic Federation last Tuesday, at the Hotel Astor. Capital and labor were well represented, both in the attendance and the addresses. President-elect Taft emphasized the necessity of enforcing the Sherman Anti-Trust law. John Mitchell and Samuel Compers were among the labor speakers. Other speakers were Messrs. Andrew Carnegie, August Belmont and President Ingalls, of the "Big Four" railroad system. The dinner was one of the most successful ever held by the organization. Hon. Seth Low presided.

#### Brick Manufacturers Before the Governor.

The claims of brick manufacturers who declare that roads improved with vitrified brick are the most economical and durable were presented to Governor Hughes by a delegation representing the National Paving Brick Manufacturers' Association and the National Brick Manufacturers' Association. W. P. Blair, secretary, was

from 10 to 15 per cent. more than the macadam. What we do emphasize is that a properly constructed brick pavement eliminates the cost of repair.

"In Indiana the cost of repairing macadam roads for one year is between \$3,000,000 and \$4,000,000. In the outlying districts around Cleveland there are 120 miles of country road paved with brick. It is the best road for automobile riding."

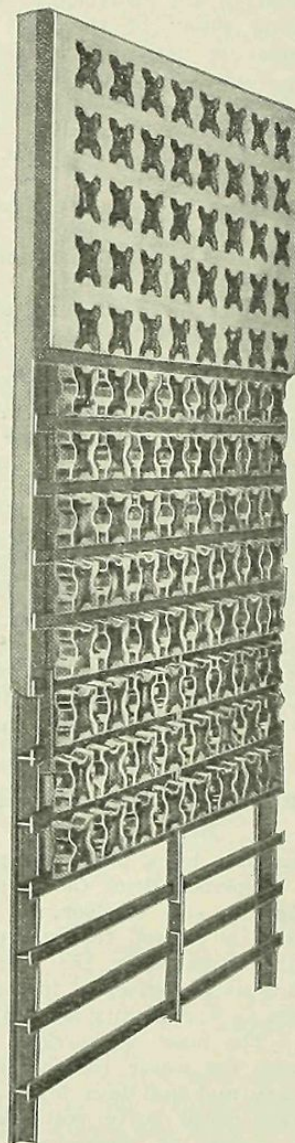
The brick men state that no change in the present highway law would be necessary to substitute brick for macadam. They say it is within the jurisdiction of the new State Highway Commission.

#### Elevator Becoming Ubiquitous

Those who have not traveled in other countries and have rather hazy views about the stage of civilization found elsewhere than in Europe and America may associate the speedy electric elevator exclusively with the modern fireproof skyscrapers of the big cities. How much they err is indicated by the foreign orders received by the Otis Co. For example, within a comparative short time a passenger elevator was shipped for use in one of the business blocks of Shanghai, China; another will be used for the Taiwan Railroad, Tokio, Japan; two will be forwarded shortly to Tokio to be installed in the Military Arsenal, as well as two for the Yokohama Harbor Works; the largest sugar plantation of Guanica Central, Porto Rico, is equipped with an Otis electric elevator of the direct-current direct-connected type; recent ship-

#### How Are Prism Lights Put in Place?

The illustration indicates the four principal stages in the construction of Schwickart's "Sun-Burst" prism, manufactured by the Universal Foundry Co., 283-287 Scholes st, Brooklyn. Beginning at the bottom the first section shows the



interlocking bars, the second shows the loose glass prisms rising on these bars, the third shows the first application of the cement to hold the prisms in place, and the fourth or top section shows the finished construction. Fuller details will be given in the issue of January 9.

## PROJECTED BUILDINGS

The first name is that of the owner; ar't stands for architect; m'n for mason; c'r for carpenter, and b'r for builder.

When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

### BOROUGH OF MANHATTAN.

#### SOUTH OF 14TH STREET.

Goerck st, s w cor Rivington st, 7-sty brk and stone store and lofts, 24.6x64; cost, \$35,000; Kramer & Rockmore, 35 Nassau st; ar't, Geo Fred Pelham, 503 5th av.—545.

Washington st, s w cor Morton st, 2-sty brk and stone store and office building, 50x160; cost, \$20,000; Catherine E S Stuyvesant et al, 3 E 57th st; ar't, J B Snooks, 73 Nassau st.—542.

#### BETWEEN 14TH AND 59TH STREETS.

28th st, No 514 W, 2-sty brk and stone stable, 25x23.9; cost, \$2,500; Charity Organization Soc, 105 E 22d st; ar't, Grosvenor Atterbury, 20 W 43d st.—539.

56th st, Nos 140-144 E, 6-sty brk and stone dwelling, 67x87.5, gravel roof; cost, \$125,000; E F Parson and R C Slack, 149 E 56th st; ar'ts, Lawlor & Haase, 69 Wall st.—535.

#### BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

104th st, n s, 563 e 1st av, 2-sty concrete and brk store and storage building, 50x95; cost, \$3,000; Angelo Guiliano and Giuseppe Guiliano, 239 E 120th st; ar't, G W Spitzer, 500 5th av.—540.

#### 110TH TO 125TH STREET, BETWEEN 5TH AND 8TH AVENUES.

Morningside av, s w cor 122d st, 6-sty brk and stone apartment house, 72.5x121.11; cost, \$150,000; The W Axelrod Realty Co, 321 W 92d st; ar't, Geo Fred Pelham, 503 5th av.—538.

#### NORTH OF 125TH STREET.

127th st, No 56 W, 6-sty brk and stone tenement, 25x86.11; cost, \$18,000; Ruff & Hochster, 52 W 120th st; ar't L F J Weiher, 103 E 125th st.—537.

170th st, n s, 100 w Audubon av, 6-sty brk and stone tenement, 75x87; cost, \$125,000; John Yule, 943 Grant av; ar'ts, Cocker & Martin Cooke, 2010 5th av.—541.

Broadway, n w cor 163d st, 6-sty brk and stone apartment house, 99.11x115, slag roof; cost, \$225,000; Henry T Bulman, 21 Fort Washington av; ar'ts, Schwartz & Gross, 347 5th av.—544.

St Nicholas av, e s, 434.3 n 141st st, 6-sty brk and stone tenement, 50x87, slag roof; cost, \$75,000; Gracehull Realty Co, 299 Broadway; ar'ts, Schwartz & Gross, 347 5th av.—543.



## BOROUGH OF THE BRONX.

Burke st, n w cor Cruger av, two 2-sty frame dwellings, 21x56 each; total cost, \$9,000; D J & J O'Hara, 3321 White Plains av; ar't, A Ressler estate, 957 Broadway.—1003.

Clinton st, No 213, 6-sty brk and stone store and tenement, 25x82, slag roof; cost, \$20,000; Joseph Spektorsky, 61 East 86th st; ar't, Alfred L Kehoe, 1 Beekman st.—536.

Home st, s s, 100 w Intervale av, 3-sty frame store and dwelling, 25x47; cost, \$8,000; Halvorsen Balmore Con Co, 1159 Intervale av; ar't, Niels Toelberg, 1167 Fox st.—1005.

Minford pl, n w cor 172d st, four 4-sty brk tenements, 34x60.3, 33x55, 33x56; total cost, \$85,000; Moorehead Realty & Con Co, 462 E 142d st; ar't, Edw J Byrne, 3029 3d av.—1022.

173d st, s s, 90 e Webster av, three 3-sty brk tenements, 20x60 each; total cost, \$24,000; Vincenzo Razzano, 3295 1st av; ar't, Edwin Wilbur, 120 Liberty st.—1008.

178th st, n e cor Honeywell av, 4 brk tenements, one 4-sty and three 3-sty, 24.95x79.6 and 20x55; total cost, \$39,000; Melvin Realty & Con Co, 1692 Monroe av; ar'ts, Daube & Kreymborg, 830 Westchester av.—1002.

214th st, s s, 150 w Elwood pl, 2-sty brk dwelling, 20x52; cost, \$7,000 Argentina Des Culvatore, Newark, N J; ar't, Henry Nordheim, Tremont av and Bronx st.—1014.

234th st, s s, \$49.11 w Kingsbridge road, 2-sty brk dwelling, 20x54; cost, \$5,500; Wm A Riley, 3564 Park av; ar't, Henry Nordheim, Tremont av and Bronx st.—1012.

239th st, s s, 50 e Furman av, two 2-sty frame dwellings, 20x50 each; total cost, \$9,000; Concetta Merendino, Mohegan and Jefferson avs; ar't, L Howard, 1861 Carter av.—1006.

Bronx Park av, e s, 200 s Mace av, 2-sty brk dwelling, 20x54; cost, \$7,500; Israel Fardenstein, 218 Rivington st; ar't, Henry Nordheim, Tremont av and Bronx st.—1015.

Daly av, s w cor 178th st, 4-sty brk tenement, 50x72; cost, \$40,000; Levoli & Liberti, 3 Amethyst st; ar't, Henry Nordheim, Tremont av and Bronx st.—1011.

Grand av, s w cor Tremont av, three 2-sty and attic brk dwellings, peak slate roof, 21x51 and 35.10x33.4; total cost, \$24,000; Wm R Lowe, 271 W 125th st; ar'ts, Neville & Bagge, 217 W 215th st.—1010.

Hoe av, e s, 75 n 172d st, five 2-sty brk dwellings, 20x55 each; total cost, \$30,000; John A O'Brien, Dawson st and Av St John ar'ts, Daube & Kreymborg, 830 Westchester av.—1007.

Hoe av, e s, 310 s Bancroft st, six 5-sty brk tenements, 40x88 each; total cost, \$180,000; The Gaines Roberts Co, Southern Boulevard and Westchester av; ar't, Harry T Howell, 3d av and 149th st.—1018.

Intervale av, w s, 50 s Home st, 3-sty frame store and dwelling, 25x47; cost, \$8,000; Halvorsen Balmore Con Co, 1159 Intervale av; ar't, Niels Toelberg, 1167 Fox st.—1004.

Leland av, w s, 200 n Davis st, 1-sty brk dwelling, 22x30; cost, \$1,500; Angela Valenti, on premises; ar't, Henry Nordheim, Tremont av and Bronx st.—1016.

Parker av, n e cor Lyon av, 2-sty frame dwelling, 20x52; cost, \$6,000; Martin Pletcher, 2128 Glebe av; ar't, B Ebeling, 1136 Walker av.—1009.

Perry av, n w cor 207th st, 1-sty brk church, 61x105; cost, \$27,000; St Brendan's R C Church, Rev D O'Donovan, 373 E 207th st, Pastor; ar'ts, Clermont & Jackson, 1 Madison av.—1021.

Stebbins av, e s, 100 n 170th st, two 5-sty brk tenements, 50x80.4 and 50x75.11; total cost, \$70,000; Thos D Malcolm Con Co, River av and 167th st; ar't, Harry T Howell, 3d av and 149th st.—1017.

Valentine av, n e cor 198th st, 3-sty frame tenement, 20.4x64; cost, \$9,000; Valentine Const Co, 1615 Crosby av; ar't, Jacob H Amser, 1616 Crosby av.—1019.

Wellman av, s s, 175 w Mapes av, 2-sty frame dwelling, 21x50; cost, \$5,000; Christian Swenson, Pelham and Arnold avs; ar't, Henry Nordheim, Tremont av and Bronx st.—1013.

Westchester av, n s, 121.6 e Simpson st, 1-sty brk stores, 60.9 $\frac{1}{4}$ x60 and 60.9 $\frac{1}{4}$ x124.5 $\frac{1}{4}$ ; cost, \$15,000; Henry Morgenthau, 165 Broadway; ar't, Jas F Meehan, Hunt's Point road and Lafayette st.—1020.

## ALTERATIONS.

## BOROUGH OF MANHATTAN.

Cherry st, No 65, partitions, vent shaft, to 4-sty brk and stone store and tenement; cost, \$2,000; Pasquale Angelillo, 32 Mulberry st; ar't, H Horenburger, 122 Bowery.—2365.

Dey st, n w cor Washington st, partitions, windows, to 5-sty brk and stone tenement and stores; cost, \$400; Mrs L M Rach, 107 Prospect Park, Brooklyn; ar't, Jacob S Glaser, 102 Woodruff av, Brooklyn.—2385.

Fulton st, s w cor Gold st, alter walls, columns, lights, to 6-sty brk and stone store and loft building; cost, \$800; D E Seybel, 41 Park Row; ar'ts, J B Snooks Sons, 73 Nassau st.—2393.

Front st, No 88, partitions, windows, skylights, to 4-sty brk and stone store and loft building; cost, \$500; John O'Donhue, on premises; ar't, E Wilbur, 120 Liberty st.—2392.

Grand st, No 108, stairs, balcony, to 5-sty brk and stone loft and shops; cost, \$600; Alanoff & Smith, 108 Grand st; ar't, O Reissmann, 30 1st st.—2373.

Grand st, Nos 96-98, erect tank to 6-sty brk and stone store and loft building; cost, \$2,500; Grand St Realty Co, on premises; ar't and b'r, The Rusling Co, 39 Cortlandt st.—2387.

Hester st, No 21, erect sign to 2-sty brk and stone store and dwelling; cost, \$50; A Loesburg, 410 Grand st; ar't, Walter A Faxon, 53 E 124th st.—2369.

Houston st, Nos 320-324 E, columns, toilets, partitions, floors, windows, to 5-sty brk and stone lofts; cost, \$3,000; M Zimmerman, 318 E Houston st; ar'ts, Sommerfeld & Steckler, 19 Union Sq.—2372.

Houston st, Nos 288-290 East, show windows, to 6-sty brk and stone tenement; cost, \$600; S Bonis, 288-290 E Houston st; ar't, O Reissmann, 30 1st st.—2396.

Manhattan st, No 14, alter walls, new columns, elevator, staircase, to 4-sty brk and stone stable and car barn; cost, \$58,000; Third Av R R Co, 3d av and 65th st; ar't, Nicholas Serracino, 1123 Broadway.—2382.

Pearl st, No 508, erect sign, to 4-sty brk and stone saloon; cost, \$75; J Werner, 508 Pearl st; ar't, Walter A Faxon, 53 E 124th st.—2370.

Trinity pl, e s, 38.3 n Cedar st, 19-sty brk and stone rear extension, 52.2x54 and 53 ft, cut doorways, openings, to 12-sty brk and stone office building; cost, \$300,000; Fidelity & Casualty Co, 97 Cedar st; ar'ts Eidlitz & McKenzie, 1123 Broadway.—2379.

Washington st, Nos 603-607, erect tank, to 5-sty brk and stone factory building; cost, \$2,500; S S Stafford, Inc, 603-607 Washington st; ar't and b'r, The Rusling Co, 39 Cortlandt st.—2386.

2d st, No 213 E, partitions, windows, toilets, to 4-sty brk and stone tenement; cost, \$2,500; A Siegfried, 180 Suffolk st; ar't, O Reissmann, 30 1st st.—2390.

10th st, No 270 E, alter front wall, girders, to 5-sty brk and stone tenement; cost, \$1,200; Lewis Leining, 355 E 19th st, ar't, and ovr.—2366.

11th st, No 709 E, partitions, windows, to 4-sty brk and stone tenement; cost, \$3,500; Ralph Belino, 45 E Houston st; ar't, C H Dietrich, 143 W 45th st.—2398.

14th st, Nos 222-228 W, 1-sty brk and stone side extension, 50x19.11, walls to 1-sty brk and stone boiler house; cost, \$2,500; N Y Consolidated Card Co, 63 W 73d st; ar't, A W Brunner, 33 Union Sq.—2368.

37th st, No 219 E, shaft, to 4-sty brk and stone tenement; cost, \$400; Louis Bergen, 10 South st; ar't, Thomas W Lamb, 224 5th av.—2367.

37th st, No 3 W, 2-sty brk and stone front extension, 25x7, partitions, light shaft, front walls, to 4-sty brk and stone store and apartment building; cost, \$10,000; Mrs Annie O Allen, 175 W 58th st; ar'ts, Foster, Gade & Graham, 281 4th av.—2388.

45th st, Nos 148-150 W, 1-sty brk and stone front and rear extension, 33.4x29 and 64, piers, girders, toilets, plumbing, to two 4-sty brk and stone stores and tenements; cost, \$9,000; Lillian Abel, 99 Nassau st; ar'ts, Sommerfeld & Steckler, 19 Union Sq.—2371.

46th st, Nos 126-128 W, front wall, girders, columns, to 3-sty brk and stone dwelling; cost, \$1,200; S L & S Frank, 150 E 23d st; ar't, John A Hamilton, 321 Broadway.—2394.

125th st, No 148 E, 1-sty brk and stone rear extension, 23x19.2, skylight, to 2-sty brk and stone store and hall building; cost, \$200; Paul Byck, 72d st and Broadway; ar't, Chas Gens, Jr, 165 E 88th st.—2397.

125th st, Nos 17-19 E, cut openings, new store front, to two 3-sty brk and stone store buildings; cost, \$357.10; Oliver E Houghton, 2626 Broadway; ar'ts, J & L Moreland Co, 1910 Park av.—2383.

135th st, Nos 58-64 W, install iron columns, beams, to 1-sty brk moving picture show; cost, \$600; Henry Pincus, premises; ar't, W E Young, 1133 Broadway; b'r, F B Richardson, 24 State st.—2377.

Amsterdam av, No 698, alter show windows, stairs, to 2-sty brk and stone store and office building; cost, \$350; Simon Frist, 195 W 93d st; ar'ts, Young & Gronenberg, 67 W 36th st.—2395.

Madison av, n e cor 112th st, alter shafts, windows, to 5-sty brk and stone tenement; cost, \$500; M L Flank, 568 Broadway; ar'ts, Sommerfeld & Steckler, 19 Union Sq.—2363.

Madison av, No 697, toilets, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$7,000; H W Vogel, 621 Broadway; ar'ts, Young & Gronenberg, 67 W 36th st.—2364.

2d av, No 1568, partitions, toilets, to 4-sty brk and stone tenement; cost, \$1,000; D Klein, 232 E 86th st; ar't, O Reissmann, 30 1st st.—2374.

2d av, No 1178, skylights, toilets, windows to 4-sty brk and stone store and tenement; cost, \$800; Adolph Mind, 71 E 87th st; ar't, Chas E Reid, 105 E 14th st.—2378.

2d av, No 2093, toilets, partitions, new front, plumbing, to 4-sty brk and stone tenement; cost, \$500; Benj Abraham, 2 E 115th st; ar't, Louis Falk, 2785 3d av.—2381.

3d av, No 1967, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$500; Isaac Kurtzmann, 1967 3d av; ar't, Henry Regelmann, 133 7th st.—2375.

3d av, No 446, partitions, skylights, to 5-sty brk and stone store and tenement; cost, \$150; Peter Doelger, 407 E 55th st; ar't, Chas Stegmayer, 168 E 91st st.—2389.

6th av, No 478, 4-sty brk and stone rear extension, 19.8x30, alter roof, partition, girders, posts, to 4-sty brk and stone store and dwelling; cost, \$8,000; Joseph E Lemon, 294 Central Park West; ar't, Oscar Lowinson, 18-20 E 42d st.—2362.

7th av, No 735, partitions, stairs, to 2-sty brk and stone show and salesroom building; cost, \$1,500; D & F Motor Car Co, 735 7th av; ar't, C H Dietrich, 143 W 45th st.—2376.

8th av, No 623, partitions, store fronts, show windows, to 3-sty brk and stone store and tenement; cost, \$1,000; Doherty Estate, 262 W 44th st; ar't, John H Knubel, 318 W 42d st.—2391.

9th av, No 482, show windows, partitions, to 4-sty brk and stone tenement; cost, \$5,000; Hugh & Henry Brien, 823 West End av; ar'ts, B W Berger & Son, 121 Bible House.—2384.

10th av, No 148, vent shaft, partitions, toilets, windows, to 5-sty brk and stone store and tenement; cost, \$1,800; Otto H Schlohm, care W G Clark, 438 W 40th st; ar't, Wm G Clark, 438 W 40th st.—2380.

## BOROUGH OF THE BRONX.

Canal pl, w s, 139.9 n 138th st, new doors, new floors, &c, to 5-sty brk factory; cost, \$1,000; American Express Co, 65 Broadway; ar't, Andrew J Robinson Co, 123 E 23d st.—618.

163d st, s s, 59.3 e Tinton av, two 1-sty frame extensions, 17.7 $\frac{1}{2}$ x10 each, to two 3-sty frame store and dwellings; cost, \$1,000; Dr Theo Cole, 242 W 11th st; ar't, Fred Hammond, 943 Washington av.—612.

223d st, s s, 230 e White Plains av, new exits, to 1-sty frame amusement hall; cost, \$1,000; Mirabelle & Miano, 2074 2d av; ar't, B Ebeling, 1136 Walker av.—613.

Decatur av, n e cor Oliver pl, 2 and 1-sty brk extension, 43x99 1-3, to 3 and 1-sty brk and concrete studio; cost, \$20,000; Edison Mfg Co, 10 5th av; ar't, Moyer Engineering & Con Co, 375 Fulton st, Brooklyn.—609.

Eagle av, w s, 75 n 156th st, new steel beams, girders, columns, &c, to 5-sty brk ice factory and storage building; cost, \$20,000; The Ebling Brew Co, St Anns av and 159th st; ar'ts, Julius Kastner & Dell, 1133 Broadway.—611.

Eagle av, e s, 180 n 156th st, 1-sty brk extension, 62x25.6, to 1-sty boiler house; cost, \$1,500; The Ebling Brew Co, on premises; ar't, J Kastner and Dill, 1133 Broadway.—619.

Richardson av, e s, 337.9 n 239th st, move 2-sty frame dwelling; cost, \$400; Wm W Penfield, 730 E 242d st, ovr and ar't.—617.

Tinton av, e s, 123.5 s 156th st, 1-sty frame extension, 25x21 and 16, to 2-sty frame store and dwelling; cost, \$1,500; Jacob Basheim, 720 Tinton av; ar'ts, Gross & Kleinburger, Bible House.—608.

Tremont av, n s, 67.8 e Washington av, 1-sty brk extension, 23.3x30.3, to 3-sty frame store and dwelling; cost, \$1,000; Smith & Wohn, 1782 Bathgate av; ar't, L Howard, 1861 Carter av.—614.

Tremont av, No 747, 1-sty frame extension, 24.6x22, to 2-sty frame shop; cost, \$200; Caroline H Voss, on premises; ar't, Edw L Middleton, 2655 Briggs av.—615.

Willis av, s w cor 138th st, new brk piers to 5-sty brk store and tenement; cost, \$175; John Eichler Brew Co, 169th st and 3d av; ar't, M J Garvin, 3307 3d av.—610.

Van Nest av, s w cor Holland av, 1-sty frame extension, 13.10x24, to 2 and 3-sty frame building; cost, \$500; John Amendolari, on premises; ar't, Henry Nordheim, Tremont av and Bronx st.—616.

# REAL ESTATE

## REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1907 and 1908.

### MANHATTAN AND THE BRONX.

#### CONVEYANCES.

1908.		1907.	
Dec. 11 to 16, inc.		Dec. 13 to 19, inc.	
Total No. for Manhattan.....	178	Total No. for Manhattan.....	167
No. with consideration.....	17	No. with consideration.....	8
Amount involved.....	\$902,850	Amount involved.....	\$229,450
Number nominal.....	161	Number nominal.....	159
Total No. Manhattan, Jan. 1 to date.....		Total No. Manhattan, Jan. 1 to date.....	
9,409		11,825	
Total Amt. Manhattan, Jan. 1 to date.....		Total Amt. Manhattan, Jan. 1 to date.....	
\$38,710,728		\$46,395,690	

1908.		1907.	
Dec. 11 to 16, inc.		Dec. 13 to 19, inc.	
Total No. for The Bronx.....	114	Total No. for The Bronx.....	108
No. with consideration.....	7	No. with consideration.....	7
Amount involved.....	\$44,500	Amount involved.....	\$57,000
Number nominal.....	107	Number nominal.....	101
Total No., The Bronx, Jan. 1 to date.....		Total No., The Bronx, Jan. 1 to date.....	
7,236		8,681	
Total Amt., The Bronx, Jan. 1 to date.....		Total Amt., The Bronx, Jan. 1 to date.....	
\$5,347,252		\$7,116,233	
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	
<b>16,645</b>		<b>20,506</b>	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	
<b>\$44,057,980</b>		<b>\$53,511,923</b>	

#### Assessed Value Manhattan.

1908.		1907.	
Dec. 11 to 16, inc.		Dec. 13 to 19, inc.	
Total No., with consideration.....	17	Total No., with consideration.....	8
Amount involved.....	\$902,850	Amount involved.....	\$229,450
Assessed value.....	\$921,500	Assessed value.....	\$206,000
Total No., Nominal.....	161	Total No., Nominal.....	159
Assessed value.....	\$6,921,000	Assessed value.....	\$7,752,200
Total No. with consid., from Jan. 1 to date	693	Total No. with consid., from Jan. 1 to date	774
Amount involved.....	\$38,710,728	Amount involved.....	\$46,395,690
Assessed value.....	\$31,778,640	Assessed value.....	\$34,568,400
Total No. Nominal.....	7,716	Total No. Nominal.....	11,051
Assessed value.....	\$435,716,400	Assessed value.....	\$377,128,800

#### MORTGAGES.

	1908.		1907.	
	—Dec. 11 to 16, inc.—	—Dec. 13 to 19, inc.—	Manhattan.	Bronx.
Total number.....	127	94	165	80
Amount involved.....	\$3,582,899	\$973,293	\$2,856,882	\$294,349
No. at 7%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 6%.....	52	28	79	42
Amount involved.....	\$1,001,799	\$208,210	\$1,225,648	\$135,571
No. at 5½%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 5%.....	3	23	21	13
Amount involved.....	\$52,000	\$217,533	\$636,399	\$58,600
No. at 5¼%.....	1	2	.....	.....
Amount involved.....	\$625,000	\$35,000	.....	.....
No. at 5%.....	42	26	30	10
Amount involved.....	\$1,058,000	\$425,575	\$474,310	\$23,850
No. at 4½%.....	6	.....	2	.....
Amount involved.....	\$186,000	.....	\$63,000	.....
No. at 4¼%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	1	.....
Amount involved.....	.....	.....	\$11,500	.....
No. at 3%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 2%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. with interest not given	23	15	32	15
Amount involved.....	\$640,100	\$87,550	\$446,025	\$76,328
No. above to Bank, Trust and Insurance Companies	41	15	16	3
Amount involved.....	\$1,592,450	\$116,500	\$756,000	\$4,500
Total No., Manhattan, Jan. 1 to date....		Total No., Manhattan, Jan. 1 to date....		
8,229		11,575		
Total Amt., Manhattan, Jan. 1 to date....		Total Amt., Manhattan, Jan. 1 to date....		
\$259,965,657		\$306,831,020		
Total No., The Bronx, Jan. 1 to date....		Total No., The Bronx, Jan. 1 to date....		
6,770		7,707		
Total Amt., The Bronx, Jan. 1 to date....		Total Amt., The Bronx, Jan. 1 to date....		
\$40,698,176		\$67,963,389		
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>		
<b>14,999</b>		<b>19,282</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>		
<b>\$300,663,833</b>		<b>\$374,794,409</b>		

#### PROJECTED BUILDINGS.

	1908.		1907.	
	Dec. 12 to 18, inc.	Dec. 14 to 20, inc.	Manhattan.	Bronx.
Total No. New Buildings:				
Manhattan.....	12	5	.....	.....
The Bronx.....	43	18	.....	.....
Grand total.....	55	23	.....	.....
Total Amt. New Buildings:				
Manhattan.....	\$798,500	\$188,700	.....	.....
The Bronx.....	608,500	461,950	.....	.....
Grand total.....	\$1,408,000	\$600,650	.....	.....
Total Amt. Alterations:				
Manhattan.....	\$430,582	\$268,500	.....	.....
The Bronx.....	48,275	5,800	.....	.....
Grand total.....	\$478,857	\$269,300	.....	.....
Total No. of New Buildings:				
Manhattan, Jan. 1 to date.....	619	936	.....	.....
The Bronx, Jan. 1 to date.....	1,840	1,941	.....	.....
<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>2,459</b>	<b>2,877</b>	.....	.....
Total Amt. New Buildings:				
Manhattan, Jan. 1 to date.....	\$79,708,326	\$78,167,050	.....	.....
The Bronx, Jan. 1 to date.....	11,622,055	20,532,494	.....	.....
<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>\$91,330,381</b>	<b>\$93,699,544</b>	.....	.....
Total Amt. Alterations:				
<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>\$11,555,673</b>	<b>\$17,590,103</b>	.....	.....

### BROOKLYN.

#### CONVEYANCES.

1908.		1907.	
Dec. 10 to 16, inc.		Dec. 12 to 18, inc.	
Total number.....	500	Total number.....	428
No. with consideration.....	32	No. with consideration.....	22
Amount involved.....	\$182,392	Amount involved.....	\$104,775
Number nominal.....	468	Number nominal.....	406
<b>Total number of conveyances, Jan. 1 to date.....</b>		<b>Total number of conveyances, Jan. 1 to date.....</b>	
<b>26,041</b>		<b>32,057</b>	
<b>Total amount of conveyances, Jan. 1 to date.....</b>		<b>Total amount of conveyances, Jan. 1 to date.....</b>	
<b>\$16,578,861</b>		<b>\$18,782,438</b>	

#### MORTGAGES.

1908.		1907.	
Dec. 10 to 16, inc.		Dec. 12 to 18, inc.	
Total number.....	438	Total number.....	448
Amount involved.....	\$1,861,020	Amount involved.....	\$1,316,396
No. at 6%.....	251	No. at 6%.....	319
Amount involved.....	\$630,367	Amount involved.....	\$862,357
No. at 5¾%.....	.....	No. at 5¾%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5½%.....	132	No. at 5½%.....	86
Amount involved.....	\$692,725	Amount involved.....	\$326,050
No. at 5¼%.....	2	No. at 5¼%.....	.....
Amount involved.....	\$6,000	Amount involved.....	.....
No. at 5%.....	.....	No. at 5%.....	2
Amount involved.....	.....	Amount involved.....	\$3,500
No. at 5%.....	31	No. at 5%.....	28
Amount involved.....	\$283,853	Amount involved.....	\$88,625
No. at 4¾%.....	.....	No. at 4¾%.....	1
Amount involved.....	.....	Amount involved.....	\$8,750
No. at 4%.....	1	No. at 4%.....	.....
Amount involved.....	\$55,000	Amount involved.....	.....
No. at 3%.....	.....	No. at 3%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given.....	21	No. with interest not given.....	12
Amount involved.....	\$193,075	Amount involved.....	\$27,114
<b>Total number of Mortgages, Jan. 1 to date.....</b>		<b>Total number of Mortgages, Jan. 1 to date.....</b>	
<b>24,509</b>		<b>32,436</b>	
<b>Total amount of Mortgages, Jan. 1 to date.....</b>		<b>Total amount of Mortgages, Jan. 1 to date.....</b>	
<b>\$86,885,243</b>		<b>\$137,767,455</b>	

#### PROJECTED BUILDINGS.

No. of New Buildings.....	169	No. of New Buildings.....	68
Estimated cost.....	\$834,340	Estimated cost.....	\$506,800
Total Amount of Alterations.....	\$33,540	Total Amount of Alterations.....	\$54,445
<b>Total No. of New Buildings, Jan. 1 to date.....</b>		<b>Total No. of New Buildings, Jan. 1 to date.....</b>	
<b>6,307</b>		<b>8,147</b>	
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>		<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	
<b>\$38,040,617</b>		<b>\$62,371,563</b>	
<b>Total Amount of Alterations, Jan. 1 to date.....</b>		<b>Total Amount of Alterations, Jan. 1 to date.....</b>	
<b>\$5,151,472</b>		<b>\$6,372,862</b>	

## THE WEEK.

CONSERVATIVE investment has been the keynote of the real estate market for the past month. To be sure some of the professional speculators have returned into the market, but an unusually large percentage of the deals put through have been to private individuals who expect steady and regular interest on their capital. Unquestionably a large number of moneyed men had their savings tied up in Wall street securities, and were unable to get out, until the present time, without serious loss, but have taken the first opportunity to do so. Men who have never owned real property before are to-day on the list. Men who gave the old argument that real estate was not easily disposed of have swung around, and now to-day realty, as a whole, has no more enthusiastic supporters than those very people who a short time ago were so loud in their denunciations of it as a form of investment. Probably the strength which it displayed during the past year has had a great deal of bearing on their attitudes, for they clearly saw how firmly it stood, and realized that were it not for a few people who were sorely pressed for ready cash, on account of outside obligations, there would have been no recession in values. As it is the general uplift was immediate, until at the present time full value is obtained by realty owners. The principal stumbling block in the way of closing deals at the moment is the firmness with which owners are sticking to their asking prices. In only very few cases are concessions made, and even then they are so small as to be hardly worth mentioning. Owners of property should do one of two things, either accept an offer at market prices or withdraw their property from the brokers' books. Prices that have been asked of late by some property owners are so far ahead of present-day values that it is a waste of time for a broker to bother trying to affect a sale. Unquestionably some day prices will reach those demanded by the owner, but it is certainly discouraging to a real estate man to put a lot of work on a given parcel to have the prices raised at the last moment. The broker is put in a bad light in the eyes of his client, who naturally thinks that some scheme is being hatched to make him pay more money.

Taken as a whole, the market for the week may be said to have been fairly active. Considering the fact that the holiday season is close at hand, the total volume of trading compares

well with the amount of business reported during the preceding fortnight. Among the interesting deals brought to a successful conclusion is the sale of the Builders' Exchange Building, a new 12-story structure located at Nos. 29-35 West 32d st, running through to 33d st, and known as Nos. 30-34 in that street. W. and J. Manger were the former owners. The property has a frontage of 100 feet on 32d st and 52.6 feet on 33d st and is located just west of the Waldorf-Astoria Hotel. Several brokers had this property listed on their books at \$2500,000. In part payment for the building the sellers take the Plaza, an 8-story fireproof hotel on North Av, Chicago. The late Charles T. Barney was formerly the owner of the land, and disposed of it to the present sellers, who built the building. It has been stated that Mr. Barney received about \$1,000,000 for the ground. Among the tenants are some well-known publishing firms and a prominent billiard table manufacturer is the occupant of the ground floor under a long lease.

Equally interesting is the lease of the Hotel Metropole for a term of 21 years, which is causing considerable comment. It is stated that the aggregate rental amounts to about \$1,100,000, not counting two renewal privileges, the terms to be decided on at that time. At present the hotel is under an old lease which does not expire until next May. For the past two weeks rumors affecting this property have been flying around thick and fast, only to be denied by those in a position to know. Last week one of the most persistent of these was to the effect that the property had been disposed of, and that the old structure would be razed, and a modern mercantile building erected in its place. However this may be, it cannot be denied that the old building is unsuitable for so valuable a site. Attention was lately directed to the possibilities of greatly increasing the income of the Metropole by remodeling the roof in such a manner as to permit the erection of advertising paraphernalia of large and attractive dimensions. In fact it is conceded by many advertising experts that the opportunity exists at this point for the creation of a stupendous illuminating outfit rivaling in attraction the changeable electric signs on the Jersey piers of the Hamburg-American Steamship line.

Lower 6th av came in for no little prominence by the sale of the property now occupied by Mouquin's restaurant, situated on the easterly side of that thoroughfare, just south of 28th st. The seller is reported to have received a sum approaching \$300,000 for the parcel which is said to include a handsome profit over and above the purchase price of a year ago. It is believed by some that the purchaser represents the Mouquin interests in the matter.

Not the least interesting are the reported sales of dwellings in the residential section near 5th av. This would seem to indicate that notwithstanding the threatening invasion of business in that quarter there is no dearth of home seekers who are always willing and anxious to buy when the opportune moment arrives. Several exchanges in the lower part of Manhattan are also included in the budget for the week, chief among them being a deal in 17th st affecting a large mercantile building.

Upper Broadway still appeals to the speculator in vacant lots, and there are a sufficient number of negotiations for Washington Heights building sites now under way to bear out a statement made by a busy brokerage office that by the advent of spring a veritable building boom will be in full sway.

## THE AUCTION MARKET

THERE is an old belief among a certain class of real estate buyers and speculators that by following the auction market in the latter days of the twelfth month one is quite likely to secure more bargains than during any other period of the year.

But these are exceptional times, and what holds good with respect to the maintenance of prices in the open market seems to apply with equal force, just at present, to some classes of property put up at public auction. Many theories have been advanced for this condition, but a careful analysis substantially supports a belief that returning confidence is responsible in a large measure for many of the pleasing results that have taken place at the auction-room within the last six weeks.

Nor must it be forgotten that the money market has played an important part in the way of assistance. With plenty of cheap money on hand there is always to be found a corresponding increase in willingness on the part of financial institutions and private holders to lend liberal support on such occasions. Moreover, the expense of obtaining mortgage loans is no longer prohibitive; on the contrary, an operation of such a character may safely be said to be low in cost when compared with the charges exacted for accommodations during the late depression.

The week's auction budget includes the sale of a 4-story and basement dwelling, 25.4x93.11, at 30 9th st, between 5th and 6th avs, brought about by a partition suit. The property is situated in a section of lower Manhattan which has been far from active of late, and the price obtained, \$26,000, is considered by those in a position to judge as representing good value in the present market. The bidding at this sale was

sharp and the parcel was quickly knocked down by Auctioneer Joseph P. Day to F. F. Altmayer.

At the stand of Mr. Day on Tuesday the Victoria apartment house, situated at the southeast corner of Lenox av and 138th st, was struck off to Selma Alexander for \$219,900. The building is 7 stories in height and generously covers a plot 99.11x100. This sale was the outcome of an action by the Lafayette Trust Co. against one Silberberg et al. The amount due was \$32,217.52; taxes, etc., \$4,196.58; subject to two mortgages of \$210,000.

The results of offerings for the following days of the week indicated a slight falling off in interest on the part of bidders, and the adjournments announced may be attributed in part to this cause.

## REALTY LEAGUE ACTIVE.

At regular meeting of the Board of Directors of the Realty League of the City of New York, recently held at the Hotel Ansonia, the following resolutions were unanimously adopted:

Whereas, The members of the Realty League, in common with owners of real estate in the City of New York, have for several years last past been served with various notices from the Tenement House Department demanding extensive, numerous and costly changes and repairs to their real property; and,

Whereas, Said members and other owners have been often advised by counsel that many such notices were illegal and wholly unauthorized; and,

Whereas, In instances where the property owners have appealed to the Tenement House Commissioner for the withdrawal of his notices or modification of them, they have been constantly refused, and the orders of the Tenement House Department have then been sent to the Corporation Counsel, resulting in annoying, wasteful and harrassing litigations, but which actions have frequently been successfully defended; and,

Whereas, In the opinion of the Realty League the above annoyances and expense to property owners and taxpayers might be obviated if there was proper legal authority outside of the courts for a prompt review and decision upon the orders and requirements of the Tenement House Department, therefore be it

Resolved, That the Realty League favors an amendment to the charter of the City of New York which will provide for a board of appeal or other expeditious and inexpensive method of reviewing the orders and rulings of the Tenement House Department.

A resolution was also passed approving the resolution of the Greater New York Taxpayers' Conference to the effect that all public offices in the city and the several counties thereof should be kept open to the public from nine to five instead of from nine to four, except on Saturdays.

## A POINTER FOR INTENDING PURCHASERS.

Intending purchasers of realty should find out what rate of fire insurance has been placed by the Fire Insurance Exchange against the property. This is exceedingly important in the case of a non-fireproof structure, or one located in a district that is considered extra hazardous.

The Exchange fixes the rate, and all companies that come under its ruling must abide by its decision. They have the privilege of charging a rate in excess of the one prescribed by the Exchange, but must be exceedingly careful not to "cut" it in any way, shape or manner.

Take for example a house located in a district where the chances of loss are more than normal (congested tenement house, dry goods or automobile districts) an extra charge is permissible, should the company in question so elect. It remains for the agent of the investor to see whether he can get this "extra hazard" lowered, by some other reputable company.

As a general rule the reason for this increased rate lies in the fact that the company in question has a pretty full line of insurance in that immediate zone, and does not care to assume any further risk, except for a consideration greater than the normal rate. Inquiry into this matter might save the buyer of real estate a serious loss.

On the lower East Side there have been in the past many serious losses by fire, which have made the companies alert to the situation, and very cautious as to what liabilities they assume. Preference is naturally given to the modern building of fireproof construction, so much so that the investor is well repaid by expending a little more money in the first place, and get a good return, rather than find his income wholly swallowed up, or impaired to a serious extent.

The Fire Insurance Exchange has been responsible, in a large measure for the increased number of buildings of the better class that have been built in late years in this district. Builders have come to the realization that houses of fireproof construction are more easily rented. One of the influencing factors is the lowered rate of insurance, on contents, in a structure of this character.

There was a house sold recently on the lower East Side, the new owner not thinking to take the fire insurance premium into consideration, when purchasing. He assumed it would only be nominal, and could be charged to the regular expense account of the property without making any material difference. A bill for \$2,400 was presented, and all the income he expected to derive from his investment of \$20,000 was eaten up. As it stands, he has a property on his hands, with that amount of cash invested and is receiving no return whatever.

It certainly pays the prospective purchaser to inquire what his bill for fire insurance will be, before he signs his contract. Afterwards, it will be too late.

## LAW DEPARTMENT

## PROTECTION AGAINST LIENS.

To the Editor of the Record and Guide:

(1) What protection has the owner of a building (just erected) against mechanics' liens? (2) After the owner has paid the contractor in full, can any sub-contractor file a lien on the building for claims which he may have against the contractor? If so, what is the limit of time in which such liens must be filed? (3) Must owner be notified of filing of any lien against his property, or is he compelled to search the records?

Answer.—(1) If he has paid for erecting his building before a notice of lien has been filed, and service of a copy of the notice on him, as provided in the lien law (provided such payment has not been made for the purpose of avoiding the creation of a lien), and if he has not accepted an order upon him by a contractor, sub-contractor or material man, or, if accepting such order, he has paid it, he is safe, otherwise not. (2) Any person may file a lien, but such a lien is only valid if such payment has been made for the purpose of avoiding the creation of a lien, or there is an order for money accepted by the owner and unpaid. (3) The better plan is to examine the records before paying, as a notice of the lien may be served in various ways provided by the lien law and may not reach the owner. (See laws of 1897, Chapter 418, known as the lien law.)

## ASSIGNMENT OF CLAIM.

To the Editor of the Record and Guide:

A man owes me some money and has just offered to assign to me in payment a claim he has against a broker. Is it safe to take?

Answer.—As a general rule, such a settlement with a debtor is a very dangerous thing to do. Under any circumstances, only take the claim as collateral to a note given to you by your debtor. Some claims, such as for injuries, etc., cannot be assigned to a third party for collection at all by him; others get mixed up and thrown out in the courts for being sued in the wrong name. The law does not favor and courts very generally frown on claims and litigations pressed on them by third parties or assignee. The reason is that if the selling of claims against other people once gets started litigation and bad blood would be endless.

## WHEN A COMMISSION IS PAYABLE.

To the Editor of the Record and Guide:

If I sell a piece of land through a broker and a contract is signed, but I do not receive on account enough to pay the broker even, must he not wait till the title is closed to be paid?

Answer.—No. He is entitled to his full commission on the signing of a contract of sale satisfactory to you in the absence of any special agreement on his part to wait for the final closing of the sale. A seller of real estate should properly require to be paid in to him on the signing and delivery of a contract of sale at least sufficient cash down to cover the broker's commission. This is no hardship, as he need sign no preliminary contract at all, if not made satisfactory in this and other respects.

## NOT CUSTOMARY.

To the Editor of the Record and Guide:

I represent the owner of an Amsterdam av corner property as agent, which property I recently sold to him. My employment is at the owner's pleasure. I have just closed a 10 years' lease for the corner store in this property, at a gross rental of \$22,200. My contention is that I am entitled to 1 per cent. on the gross rental for the term. The owner's contention is that, being his agent in charge of the premises, I am debarred from making any charge whatsoever, outside of my regular charge for renting and collecting. The property is held for speculative purposes and is likely to be sold at any time.

Answer.—In the absence of special agreement the collecting agent may not collect a brokerage fee. It is not customary to do so.

## WHERE THE COMMISSION GOES.

To the Editor of the Record and Guide:

A, the owner, gives B, a broker, his house for sale at a price of \$8,000. B procures a customer, who offers \$7,750, which is rejected by the owner. C, the purchaser, gets D, another broker, to go to A and make him the same offer, which was accepted. A asked D who he was buying the house for, as there was another party, mentioning his name, after it. D said no—it was for himself, which was not so. It was for B's customer, and D, the other broker, collected his commission. Is not B entitled to his commission also?

Answer.—No.

## COMMISSION.

To the Editor of the Record and Guide:

When a leasehold tenement is sold by real estate brokers, what is the legal rate of commission they are entitled to?

Answer.—Two per cent.

## PRIVATE SALES MARKET

## SOUTH OF 59TH STREET.

**BROOME ST.**—Mrs. Francis Hessberg gives the 5-sty brk tenement with store, 25x75, at 30 Broome st, in part payment for the 6-sty tenement, 50x63.5, at 403 East 100th st.

**FRONT ST.**—The Cruikshank Co. sold for William A. Smith, as executor, to an investor 260 Front st, northwest cor of Dover st, a 5-sty building, 33.6x75. Joseph D. Cronan represented the buyer.

**11TH ST.**—Moore & Wyckoff sold for Herman Luning to George Tomes the 4-sty and basement dwelling, 16.8x89.7, 230 East 11th st. The parcel adjoins the Rectory of St. Mark's Episcopal Church.

## Large Sum Involved in Trade.

**17TH ST.**—Clifford N. Shurman and Huston & Asinari sold, for Robert M. Silverman, the 11-sty business building, 53x100, at 17 and 19 West 17th st. The building was built by the Robert M. Silvermann Realty & Construction Co.; finished in 1907, and is now fully rented. Mrs. Helena L. Gillender Asinari is the buyer, and gave in exchange the Hotel Markwell, at 220-222 West 49th st, 40x100, a 9-sty fireproof apartment hotel, which was purchased by Mrs. Asinari in 1903. The hotel has been leased to Mr. William A. Riley since its completion. The price was \$225,000. Mrs. Asinari also gave in part payment for the 17th st building, 341 West Broadway, a vacant plot, 50 feet north of the corner of Grand st. The 17th st building was traded by the Silvermann Company for \$375,000, so that the amount involved in the above transaction is \$600,000.

**18TH ST.**—S| B. Goodale & Son sold for a client to H. Gissel 251 West 18th st, a 5-sty double flat, 26x63, near 8th av.

## Exchange Near Waldorf-Astoria.

**33D ST.**—Pease & Elliman negotiated the sale of the Builders' Exchange Building, a new 12-sty structure, at 30-34 West 33d st, running through to 29-35 West 32d st. The sellers are W. & J. Manger, of the Bankers' Construction Co., and the purchaser is Mrs. E. B. Hopkins, who gives in part payment the Plaza apartment hotel in Chicago. The property has a frontage of 100 feet on 32d st, and 52.6 feet on 33d st. It will be recalled that the new structure was erected less than 2 years ago and occupies a plot formerly owned by the late Chas. T. Barney, who sold the parcel at a figure approaching \$1,000,000. It is known that the property has been in the market at \$2,500,000. The Builders' Exchange is one of the first buildings of its character in West 33d st. It was planned by Clinton & Russell, architects, and cost about \$1,000,000. The builder was Chas. T. Wills.

## Hotel Figures in Trade.

**49TH ST.**—Clifford N. Shurman, in conjunction with Huston & Asinari, sold for Mrs. Helena L. G. Asinari the Hotel Markwell, at 220-222 West 49th st, a 9-sty fireproof building. This parcel figured in an exchange for 17 and 19 West 17th st, reported elsewhere.

**56TH ST.**—Pease & Elliman sold for Sarah Talman to a client for occupancy 118 East 56th st, a 4-sty modern dwelling, with extension, on a lot 21x100.

**LEXINGTON AV.**—Douglas Robinson, Charles S. Brown & Co. sold for Mrs. Henrietta W. S. Wilson to Isidor H. Kempner of the New Amsterdam Realty Co. 529 Lexington av, a 3-sty dwelling, 16.8x70.

## Quick Resale.

**WEST BROADWAY.**—Clifford N. Shurman sold, in conjunction with Huston & Asinari, 341 West Broadway, for Mrs. Helena L. G. Asinari, a building lot adjoining the northeast corner of Grand st. This is the first sale of the property in 70 years. Mr. Shurman later resold the parcel for the purchaser, Robert Silverman, to the Tri-Centennial Realty Co. The property in question figured in an exchange for 17 and 19 West 17th st during the week.

## Passing of a Landmark.

**6TH AV.**—Leopold Weil sold for the Alliance Realty Co and D. B. Freedman the 3-sty frame building 452 and 458 6th av, 58.9x100, about 50 ft. south of 28th st. The buyer, John F. Lambias, is said to represent the Mouquins, who have conducted a restaurant on the premises for several years. The property is sold subject to a lease having 3 years to run. The seller acquired the parcel about a year ago for about \$225,000. Old residents will recall the famous Knickerbocker Cottage conducted at that point some years ago under the management of Jaquin, a chef of no little renown. The frame structure in the central portion was built before the fire lines extended beyond 14th st.

## NORTH OF 59TH STREET.

**61ST ST.**—Bloodgood & Gilbert sold 43 East 61st st, a 4-sty high-stoop brownstone dwelling, for J. Blackburn Miller, to a client for occupancy. The property has been held at \$70,000.

**68TH ST.**—Robert T. McGusty, president of the McGusty Realty Co., sold 35 West 68th st for the Wilmington Fire Insurance Co., to William McMaster Mills, president of the Plaza Bank, who now resides at the Plaza Hotel. Mr. Mills purchases for occupancy. The house has a depth of 60 ft.

**70TH ST.**—Emily McKay Powers sold 255 West 70th st, a 3-sty dwelling, 17x100.5. It is built to a depth of 52 ft. This is a strictly private house block and was at one time part of the Jacob Harsen farm.

**70TH ST.**—The Cruikshank Co. sold for Miss Anna Walker the plot, 50x200, running through from 70th to 71st st, 215 ft. west of Exterior st, to a client for immediate improvement.

**77TH ST.**—Frank L. Fisher Co. sold for Marie H. McKenney the 5-sty American basement house, 320 West 77th st, 20x100. The building was built by W. W. & T. M. Hall.

## High Class Dwellings in Demand.

**79TH ST.**—Pease & Elliman sold for Mrs. Frances H. Rice 109 East 79th st, a 3-sty dwelling, 20x102.2. The buyer will erect an American basement dwelling on the lot for his own use.

**79TH ST.**—George R. Read & Co. sold for Jacob Cohn to a client for occupancy 111 East 79th st, a 3-sty dwelling, 20x102.2.

**85TH ST.**—F. R. Wood & Co. sold for D. L. Newbold 14 West 85th st, a 4-sty dwelling, 20x102.2. The buyer will occupy the house. It is located 121 ft. west of Central Park West and is built to a depth of 55 ft. Across the street on the northwest cor of that avenue is a 12-sty fireproof apartment, 102.2x150.

**87TH ST.**—Robert T. McGusty, president of the McGusty Realty Co., sold for the Industrial Realty Co. 120 East 87th st, a 5-sty

**HERBERT A. SHERMAN, Auct'r**

WILL SELL AT AUCTION

**MONDAY, DECEMBER 21st, 1908**

at 12 o'clock noon, at the N. Y Real Estate Salesroom, 14-16 Vesey Street.

**To close the Estate of CHARLES WELDE, Deceased****1804-6 PARK AVENUE and 77 EAST 124th STREET**

50x89.7, on Park Avenue, with L on 124th Street, 20.1x50.11, connecting 4-story brick stores and apartments on Park Avenue and 3-story basement private house on 124th Street.

**EASY TERMS****ALFRED S. BROWN, Attorney, 62 WILLIAM STREET**

Maps from HERBERT A. SHERMAN, Auctioneer, 9 Pine Street and 532 5th Avenue.

single flat, 17.5x100.8, to A. M. Dolan, the owner of the adjoining property.

92D ST.—Pease &amp; Elliman sold for Henry M. Rau 303 West 92d st, a 5-sty American basement dwelling, on lot 25x75.6, to a client for occupancy.

95TH ST.—Louis Hutter sold 337 East 95th st, a 5-sty triple flat, 30x100, for F. E. Platt. The present seller bought this property on Oct. 22, 1908, from Isaac Aaronson, subject to a mortgage of \$29,500.

100TH ST.—G. Sussman &amp; Heller sold for a Mrs. Lefkovitz the 6-sty tenement 403 East 100th st, 50x63.5, to Mrs. Francis Hessberg, who gives in part payment 30 Broome st, a 5-sty brk tenement with sore, 25x75, near Goerck st.

107TH ST.—Louis Hutter sold for Minnie Grossman 228 East 107th st, a 4-sty tenement, 25x100. On Nov. 21, 1908, Mrs. Grossman bought this property from Frederick Maier, subject to a mortgage of \$16,000. It is located 225 ft. west of 2d av.

108TH ST.—Seale &amp; Dresel sold for Horace W. Sterns 235 to 239 West 108th st, a 6-sty elevator apartment house, 75x100.11. The buyer is George C. Tilyou, who gives in exchange the John Duryea property, consisting of 43 acres, at Glen Cove, L. I.

113TH ST.—B. Rabinowitz sold 225 East 113th st, a 5-sty flat, 27.6x100.11, for L. Levy to Mrs. L. Littman.

127TH ST.—The Citizens' Properties Co. sold for Mrs. Rebecca M. Mapes 68 East 127th st, a dwelling, 25x99.11, to a client for occupancy. It is built 40 ft. deep. Adjoining on the east is a 5-sty flat, 25x87x99.11.

140TH ST.—Bauer &amp; Co. sold for a client to James T. Barry the Belleclair, a 6-sty apartment house, 50x100, at 65 and 67 West 140th st.

BROADWAY.—George R. Read &amp; Co. sold for the Astor Estate to Jas. A. McMillin the plot of about 8 lots, 75.8x75, at the northeast cor of Broadway and 111th st, together with the plot 150x100.11, adjoining on 111th st.

**Operators Buy Block Front.**

BROADWAY.—The Clark Estate sold to Klein &amp; Jackson 175.11x100, at the northwest cor of Broadway and 113th st, being the entire block front, with the exception of the 25-ft. cor of 114th st. One block to the north is South Field of Columbia University.

LEXINGTON AV.—Mrs. Ida Beringer sold the 3-sty and basement building, with stores, 17.6x72.2, at the northwest corner of Lexington av and 74th st, at a price reported to approach \$40,000. The name of the purchaser is withheld for the present.

RIVERSIDE DRIVE.—Frank L. Fisher Co. sold for the Whitlock Estate to Charles R. Hubert the block front on Riverside Drive, bet 109th and 110th sts, and have resold the same for Mr. Hubert to Mrs. Russell Sage, the owner of the adjoining property. It was rumored that the Christian Science Church was to build on this plot, and its trustees did have an option to purchase same, but owing to the rumor that this land might be needed for an approach for a bridge to New Jersey, it was decided to give up the project. On the north side of Cathedral Parkway (110th st) is the Hendrick Hudson, an 8 and 12-sty building, occupying nearly the block square. On the block below is the Bonavista, a 10-sty fireproof structure, 100x151.10. From the property just sold is an unexcelled view of the river.

7TH AV.—A. V. Amy &amp; Co. resold for Max Marx to a client for investment the property at 1827-1829 7th av, two 5-sty double apartment houses, on plot 75x100. The parcel was recently acquired by Mr. Marx in trade.

8TH AV.—The New Amsterdam Realty Co. bought through M. Cohen &amp; Co. from the Middletown Realty Co. 2547, 2553 and 2555 8th av, three 5-sty double flats with stores, 25x85 each.

8TH AV.—Asher Simon Realty Co. sold 2504 8th av, southeast cor of 134th st, a 5-sty flat, 25x100.

**WASHINGTON HEIGHTS.**

174TH ST.—Frederick Vonderlehr sold to Louis Marx 3 lots on the south side of 174th st, 100 ft. west of Audubon av.

214TH ST.—The Patterson Estate sold the plot 150x100 on the north side of 214th st, 200 ft. east of 10th av.

**Activity on Upper Broadway.**

BROADWAY.—L. E. Levy sold for Francis Carlson to Patrick McNulty the block front on the west side of Broadway, bet 182d and 183d sts, a plot of 13½ lots, 206x184x irregular.

BROADWAY.—Myron H. Oppenheim bought from the Fluri Construction Co., through Sol Marcus, the new 6-sty elevator apartment house known as Haven Court, at the northwest cor of Broadway and 180th st, 96.1x127.3x irreg. The building covers nearly 6 lots. Although it has been completed but 30 days, 46 of the 60 apartments are occupied. The Holy Rood Episcopal Church adjoins on the

north. On the southwest cor of Broadway and 180th st a building is in the course of construction. There has been a large uplift in prices in this vicinity of late and builders are rapidly coming to the realization that an urgent demand exists for choice apartments favorably located.

BROADWAY.—The Clark estate sold to Klein &amp; Jackson 99.11x475, at the southeast cor of Broadway and 157th st, facing the Subway station and the piazza formed by the junction of Broadway and the old Boulevard Lafayette, now called Audubon pl. This property is opposite the block front recently resold by Max Marx.

FT. WASHINGTON AV.—John R. &amp; Oscar L. Foley sold for John P. Leo to William H. Butler 126.5x95, at the southeast cor of Ft. Washington av and 170th st.

VERMILYEA AV.—L. H. Slawson sold the southeast corner of Vermilyea av and Emerson st, at plot 100x100.

**BRONX.**

135TH ST.—H. L. Phelps sold for the Meehan Construction Co. to Jacob Haas 590 East 135th st, a 3-sty three-family house, 25x100.

136TH ST.—E. H. Ludlow &amp; Co. sold for the Mishkind-Feinberg Realty Co., to Henry D. Bahr, a plot, 50x100, on the north side of 136th st, 100 feet east of Lincoln av.

152D ST.—Michele del Giudice sold to Pasquale Antona 527 and 528 East 152d st, two 2-sty dwellings, 50x100, for \$14,000.

165TH ST.—Woodstock Exchange sold the flat house, with stores, northwest cor 165th st and College av, for Joseph Riess to William Dhonau.

179TH ST.—Margaret J. Ellis sold her property at 446 and 450 East 179th st, two 4-sty flats, each 33x67x85.

182D ST.—Ernst &amp; Cahn and J. J. Pittman sold to Nellie G. Klenke 614 East 182d st, a 2-sty frame dwelling, 25x100.

ANDREWS AV.—Fleischmann Realty and Construction Co. sold the two lots in the west side of Andrews av, 100 ft. south of Fordham road. The buyer will improve with one building for his own occupancy.

**Buyer for Bronx Corner.**

CONCOURSE.—Arnold, Byrne &amp; Baumann sold for Mrs. E. Zammatti to Max Marx the southeast cor of Grand Boulevard and Concourse and 165th st, a plot fronting 154 ft. on the Concourse and 197.7 ft. on the st. On the property is a 3-sty frame dwelling, known as the old Cauldwell mansion.

PLYMPTON AV.—W. J. Huston &amp; Son sold for a Mr. Cooney the plot, 50x90, on the west side of Plympton av, 308 ft. south of Featherbed Lane.

RYER AV.—Piza &amp; Johns sold for P. J. Sullivan to a client for investment 2077-9 Ryer av, a 3-sty frame building, with stores and stable, 25x97x irregular.

**Tremont Corner Changes Hands.**

TREMONT AV.—Clement H. Smith purchased from J. C. Julius Langbein and School Commissioner Higgs, their interest in the 3-sty business building situated on the northwest cor of Tremont av and Washington av, 20.4x110.84x60.84x41.07x93.09, one of the finest business corners in the Bronx. Mr. Smith also owns the southwest cor of Tremont and Washington avs, thus controlling two of the most prominent business corners in this section. The demand for stores in this location exceeds the supply and rents have advanced during the past two years over 33 per cent.

**LEASES.**

Henry M. Weil leased the property at 139 West 26th st, a 3-sty dwelling, for Mrs. Brooks, to a client, for a term of years.

S. B. Goodale &amp; Son leased for Elmer A. Darling to Manges Bros. the store and basement at 115 and 117 West 23d st, 50x200.

Frederick Fox &amp; Co. leased for Albert Friedlander the 5th and 6th lofts, containing 13,000 square feet, in the Alcott &amp; Weeks Building, 43-47 West 33d st, for a long term of years to Kohn &amp; Baer, manufacturing furriers, now at 5th av and 20th st; also for Louis Sachs, 6,500 square feet in the new building, 38-44 West 21st st, for a long term of years, to the Princess Waist Co.; for James Livingston Construction Co., 6,000 square feet in 28-32 West 27th st, for a long term of years, to Charles Heineman &amp; Co.; and for Jacob Wolf, 5,000 square feet at 114-116 West 27th st, for a term of years, to the Gem Costume Co.

Duross Co. leased for the Whetena Co. the 3-sty business building, 349 West 12th st, formerly occupied by them, to Charles Winters Co., roofers, for a long term of years; also for Marie McManus to Agnes M. Kandell 68 West 12th st for a term of years.

Brill Brothers leased for 21 years to the Childs Corporation the entire building 219 6th av. The lessees will make extensive alterations and connect the building with their present restaurant adjoining.

Frederick Fox & Co. leased for the Estate of Meyer Guggenheim the entire 6-sty and basement building 194-200 Greene st.

The Cameron Motor Co., selling agents for the Cameron motor car, leased the building 231 West 54th st, through Eugene T. Pelham.

H. J. Sachs & Co. and Douglas Robinson, Charles S. Brown & Co. leased for the Coe estate the Hotel Metropole property, covering the block, front on the south side of 42d st, bet Broadway and 7th av. The lessee is the United Chemists' Co., a corporation recently formed with a capital of \$10,000,000, for the purpose of establishing a chain of drug stores in this and other cities. The lease is for 21 years at an aggregate rental of about \$1,100,000. It carries two renewal privileges. John and George Considine's lease on the Metropole expires next May. They have under consideration two or three offers of a new location for the Metropole in the Longacre section.

Mehlretter & Karges leased the 1-sty building on the south side of Tremont av, 70 ft. east of Crotona av, for Mr. McCormack to Messrs. Peyser & Oelnick, as a Nicolet, for the term of 5 years, at the aggregate rental of \$6,400.

### SUBURBAN.

RIDGEWOOD, N. J.—The Ridgewood Development and Construction Co. sold to various buyers 115 dwellings in Ridgewood, N. J. The properties are on Pleasant av, Vista pl, Melrose pl, Doremus av, Godwin av and Oak st.

LARCHMONT MANOR, N. Y.—F. F. Proctor bought the Revan house and cottages at Larchmont Manor, N. Y. The property adjoins Mr. Proctor's residence on Park av, which overlooks Manor Park, Horse Shoe Harbor and Long Island Sound.

Clifford N. Shurman has sold to C. N. Shurman Investing Co., for Frank H. Platt, a plot of lots on Seaton av, and another plot of lots on Locust av, at Aldene, N. J. The C. N. Shurman Investing Co. gave in part payment for the same mortgages in the Bronx.

CANANDAIGUA LAKE, N. Y.—Moore & Wyckoff sold the estate known as "Glen Gerry," the property of the late United States Senator Elbridge G. Lapham, consisting of mansion, stables, tenant houses, etc., and 72 acres of land on the shores of Canandaigua Lake. The buyer is the Rev. Samuel P. Long, of Minneapolis.

GREENWICH, CONN.—Bueb & Chamberlain sold for a client the David Ritch farm of 60 acres, near Greenwich, Conn. The same brokers have also sold, in Greenwich, the residence of H. O. Childs, on North st; also, lots at Putnam Terrace to John Ladjing and Lillian P. Tuthill, for improvement, and Lot 23 at Brookridge for Miss Colina Fournier to a client, for improvement.

GARRISON, N. Y.—John N. Tilden bought from Raymond Moore, through Brokers Barger & Powell, of Peekskill, a tract of 50 acres at Gassison-on-the-Hudson, adjoining the estate of Edward Livingston and near the country home of Stuyvesant Fish. The property is directly across the Hudson from the country estate of J. Pierpont Morgan. Mr. Tilden intends to erect there a country home, garage and stables.

## UNCLASSIFIED SALES

The total number of sales reported is 64, of which 13 were below 59th st, 37 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 33, of which 7 were below 59th st, 18 above, and 8 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 127, as against 156 last week, and in the Bronx 94, as against 176 last week. The total amount involved is \$4,536,192, as against \$5,691,124 last week.

The amount involved in the auction sales this week was \$476,720, and since January 1, \$55,403,866. Last year the total for the week was \$1,813,783, and from January 1, \$40,123,542.

2D AV.—Mildred D. Weaver sold the property at 2288 2d av, a 5-sty tenement, 25.3x100, with stores, to an investor.

FORT WASHINGTON AV.—Pinehurst Realty Co. sold the 6-sty apartment house, 100x109.2, at the northwest cor of Fort Washington av and 180th st.

135TH ST.—The Philip A. Payton, Jr., Co. sold for Millard Veit 116 West 135th st, a 5-sty triple flat, with store, 25x99.11.

129TH ST.—Schmeidler & Bachrach sold 107 East 129th st, a 4-sty tenement, 25x99.11, adjoining the northeast cor of Park av.

138TH ST.—George Price sold to Harry L. Rosen 493 East 138th st, a 5-sty double flat, with stores.

CONCOURSE.—Max Marx resold to Rebecca Mann the southeast cor of Grand Boulevard and Concourse and 165th st, a plot fronting 154 ft. on the Concourse and 197.7 ft. on the st, with a 3-sty dwelling.

123D ST.—Adolph Finkelburg sold 124, 126 and 128 East 123d st, three 5-sty flats, 75x100.8.

WESTCHESTER AV.—L. Reiter sold a plot in the west side of Westchester av, running through to Jackson av, to a builder, to be improved with a business building.

39TH ST.—The estate of the late Senator John J. Cullen has sold 219 East 39th st, a 3-sty dwelling, 19.6x98.9.

PARK AV.—Leo J. Smith bought for improvement the plot at the northeast cor of Park av and 101st st, 75x63.

23D ST.—Duross Company sold an unimproved plot in 23d st, near the North River, 100x92, through William Douglas Kilpatrick. It is understood that this property is sold to one of the largest warehousing companies in the city.

### ALLIED DIRECTORS CHOSEN.

Directors chosen for 1909 for the Allied Real Estate Interests of the State of New York are as follows: New York City, Edmund L. Baylies, Joseph L. Bittenwieser, William E. Chesebrough, G. Richard Davis, Stanley W. Dexter, Robert Goelet, Frederick M. Hilton, Randolph Hurry, J. Frederic Kernochan, Alfred E. Marling, Allen Robinson, Noah C. Rogers, B. Aymar Sands and Samuel Sloan, Jr.; Ithaca, George S. Tarbell; Albany, William Bayard Van Rensselaer; Buffalo, John Otto, Jr., and Jamestown, Cyrus E. Jones.

The two new directors are Samuel Sloan, Jr., and J. Frederic Kernochan, both of whom represent large real estate interests in New York City.

## REAL ESTATE NOTES

Huston & Asinari secured a loan of \$125,000 for 5 years at 4½ per cent. on the Maranamay apartment house, 611 to 617 West 112th st.

L. C. Cowen, formerly with Tucker, Speyers & Co., is now manager of the sales department of the Fleischman Realty and Construction Co.

John J. Boylan, real estate broker and appraiser, of 402 West 51st st, has opened a downtown office in the City Investing Building, 165 Broadway.

The block front on Riverside drive, between 109th and 110th sts, was transferred during the week by Herman C. Von Post to Mrs. Russell Sage for \$390,000.

The firm of Reiter & Newman has been dissolved. M. H. Newman will continue in the real estate business with offices at the southwest corner of Westchester av and 158th st.

Matthew B. Larkin, of 271 West 125th st, represented the owner, R. C. Newman, in the recent sale of property southwest corner of Wadsworth av and 180th st to Elias Gussarof.

New York Security and Mortgage Co. has made a building loan of \$210,000 to the West Side Construction Co. on the property, 106.10x80.11 and irregular, at the southeast corner of Riverside drive and 99th st.

During the week Pease & Elliman closed a loan of \$625,000 for 5 years on the Hotel Belleclaire, at the southwest corner of Broadway and 77th st, for Albert Saxe, increasing an old savings bank loan by \$100,000, the original loan having been \$525,000.

Edward A. Walton, for several years with the A. W. McLaughlin Co., mortgage loan brokers, has become associated with William A. White & Sons in their mortgage loan department. Mr. Walton is a director and trustee in several leading institutions in this city.

The Title Guarantee & Trust Co. loaned the Nassau Hotel Co., Henry L. Gillespie, president, \$700,000 on its property at Long Beach, L. I. The mortgage covers lots 20 to 34 inclusive of the Long Beach Estates. A large hotel is about to be erected on the site just mortgaged.

On Thursday last the quarterly meeting of the New Jersey-New York Real Estate Exchange took place. Many important points were taken up, including the fixing of the annual dues for members at \$12 per annum. This necessitated amending the constitution. There was a short address by E. A. Halsey, executive secretary of the National Association of Real Estate Exchanges.

Building loans recorded during the week included one of \$100,000 made by the Metropolitan Life Insurance Co. to the 164th St. Co. on the southwest corner of St. Nicholas av and 164th st, and another of \$97,000 made by Isaac M. Berinstein to the Scheer-Ginsberg Realty and Construction Co. on the property, 100x99.11, on the north side of 147th st, 125 ft. east of Broadway.

H. A. Sherman, auctioneer, will sell at auction Monday, Dec. 21, at 12 o'clock noon, at the N. Y. Real Estate Salesroom, 14-16 Vesey st, to close the estate of Charles Welde, deceased, 1804-6 Park av and 77 East 124th st, 50x89.7 on Park av, with L on 124th st, 20.1x50.11, connecting 4-sty brick stores and apartments on Park av, and 3-sty basement private house on 124th st. Easy terms. Alfred S. Brown, attorney, 62 William st. Maps from Herbert A. Sherman, auctioneer, 9 Pine st and 532 5th av.

A number of real estate offices in the upper part of the city are being kept open on Sundays and holidays for the accommodation of prospective customers. Several years ago, during the boom period of Washington Heights and the Bronx, this was the rule rather than the exception, but during the recent period of inactivity offices closed promptly on time. In speaking of this condition a prominent broker on the Heights said: "Many business men who do not reside in this locality do not have an opportunity of seeing the section, except on Sundays or holidays, as they are confined to their own places of business, so I have found it exceedingly profitable to have some one in the office on these days."

The Aldine Club rented one-half of the top floor in the new Fifth Avenue Building on the northwest corner of that avenue and 23d st. The lease is for a term of ten years and the annual rental paid is \$23,000. There is a provision in the lease that a house is to be constructed on the roof, which can be used as a kitchen by the club. About 16,000 sq. ft. of space has been leased, and it will be used entirely as a dining-room. It is expected that the seating capacity will be about 600. The Aldine Association's officers are: Frank Presbrey, president; Major C. L. Patten, secretary, and Lincoln Adams, treasurer. Its membership, which was doubled when the Aldine Club and the Uptown Merchants' Association were merged into the present organization, includes members of such firms as Arnold, Constable & Co., W. & J. Sloane, Lord & Taylor, Tiffany & Co., the Gorham Co. and the Sterns. From the old Aldine Club came the famous literary men, prominent advertising managers and all the principal publishing firms, including Charles Scribner's Sons, D. Appleton, Dodd, Mead & Co., Brentano's and the Century Company. The association will open its new home on May 1.

# Excellent Opportunities For Investors

Upon the completion of the Pennsylvania Tunnels, the Queensborough Bridge, the Manhattan Bridge and other lines of transportation already established, Mineola and Garden City, which will be within twenty-five minutes' ride of the heart of Manhattan, will be reached by over 1000 trains per day, with a carrying capacity of 250,000 per hour. Grounds three times this distance in any other direction are, in many cases, selling for ten times the price we are offering lands for in this section.

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## A Review of The Real Estate Year 1908 and a Forecast of the Year 1909

**The Evening Post** will, for the fourth time, devote an entire section of its December 31st edition to an annual review and forecast of the Real Estate world, modelled after its famous financial review.

### CONTENTS THIS YEAR

Acceleration of New York City real estate through general revival of business.

Real property investments will be featured in view of the city's growth and the last two years' comparative inactivity in the building trades.

Localizing of wholesale, retail, office, loft and residence districts is making vast changes on the map of the city. To obtain and hold places of advantage, business houses and individuals are in the realty market for well located property. This growth and movement will be fully noted.

Money market conditions, both as to supply and rates, are more favorable than for two years past. Present terms enable builders to finance the work of reconstructing New York City, of improving the vacant parts, and of supplying accommodation in the suburbs for the population for which Manhattan has no room. Comprehensive articles will deal with this feature.

There will also be special articles of interest to present and prospective real estate owners, dealing with the transit improvements nearing completion; with the wonderful growth of the suburbs; and with efforts to make New York property even more attractive than it is.

Persons eminently qualified to discuss local conditions will give valuable details for the investor, builder, speculator, operator and mortgage lender.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Wednesday, December 30th. There will be no increase in the advertising rates for this issue.

Orders for copies of this edition should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

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# WANTS AND OFFERS



## OPPORTUNITIES

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DESK ROOM, or share in suite of offices, to let to Engineer or Architect on reasonable terms. Address "ARCHITECT," c/o Record and Guide.

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

WANTED—Position as salesman in the mason material business. Address BOX 15, Record and Guide.

EXPERIENCED real estate canvasser wanted. SOL STERN, 621 Broadway.

STENOGRAPHER, thoroughly experienced, real estate; \$12, \$15; BOX 99, Record and Guide.

FOR SALE.—The southwest corner Elton av and 159th st; a choice plot 49.5x100 feet; ready for immediate improvement; 1 block west of 3d av, adjacent to all transportation facilities and situated in the best developed section of the Bronx; a building loan can be arranged with a responsible party. Address NORTHWESTERN CONSTRUCTION CO., 43 Exchange Place, New York City; telephone 6330-Hanover.

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8 Lots—Freeman Ave., block front, 2 corners, \$6,500; bargain, good terms. 20 Lots—Suitable factory, etc., \$15,000; adjoining lots selling over \$900 apiece. 3 Lots.—Corner Van Alst and Beebe Aves.; price \$4,000. Jackson Ave. Lot.—200 ft. from Plaza France—Taxpayer; price \$8,500.

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## REAL ESTATE WANTED

I will buy for investment unimproved property or property that is not improved according to its earning capacity, considering location.

Answers to be considered must state full details, price, location, earning power now and estimated cost of improvements if necessary to make a sound investment.

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11 EAST 24th ST., NEW YORK



# PROPERTY OWNERS' SECTION.

## CONDEMNATION PROCEEDINGS.

**NEW ST.**—Opening and extending between Broome and Elm sts. Commissioners Nathan Fernbacher and William J. Carroll will present supplemental and additional bill of costs, charges and expenses in this proceeding to Supreme Court for confirmation on Dec. 24.

**HIGHBRIDGE PARK.**—Extending of Highbridge Park as shown on a map filed in the office of the Register of the County of New York Dec. 21, 1903, in accordance with the plan adopted by the Board of Estimate Dec. 11, 1903, and approved by the Mayor Dec. 18, 1903. Commissioners Wm. E. Stillings, Sidney J. Cowen and Jas. J. McCormick will present supplemental and additional bill of costs, charges and expenses in this proceeding to the Supreme Court for taxation on Dec. 29.

**BAYCHESTER AV.**—Acquiring title from West 4th st to the northerly boundary of Pelham Bay Park, at Baychester Station, and relative to acquiring title to all the lands and premises required for the purpose of opening Baychester av, from 4th av or street and Vernon Parkway East westerly to White Plains road. Commissioners Chas. Donohue, Grenville T. Emmet and Michael E. Devlin will present supplemental and additional bill of costs, charges and expenses in this proceeding to Supreme Court for taxation on Dec. 30.

## ASSESSMENTS.

**WASHINGTON AV.**—Repairing sidewalk and placing guard rail where necessary on the easterly side of Washington av, beginning about 75 ft. north of 167th st, and extending about 120 ft. Proposed assessment completed and ready for examination.

**SOUTHERN BOULEVARD.**—Repairing sidewalk and placing guard rail where necessary on the westerly side of the Southern boulevard, beginning at a point 222 ft. northerly of the northwest corner of Jennings st and Southern boulevard, and running northerly for a distance of 102 ft. Proposed assessment completed and ready for examination.

**TIFFANY ST.**—Paving with granite blocks and curbing where necessary Tiffany st, from Westchester av north to Intervale av. Proposed assessment completed and ready for examination.

**TINTON AV.**—Repairing sidewalk, placing guard rail and laying flagging where necessary on the westerly side of Tinton av, 267 ft. north of 167th st. Proposed assessment completed and ready for examination.

**261ST ST.**—Sewer between Broadway and Riverdale av. Area of assessment: Both sides of 261st st, between Broadway and Independence av; both sides of Spencer st, between 260th st and the northerly boundary line of the City of New York; both sides of Huxley av, between 260th st and 262d st; west side of Broadway, between 261st st and 262d st; both sides of Fleidston road, between 260th st and the northerly boundary line of the City of New York; both sides of Tyndall av, Liebig av, between 261st st and the northerly boundary line of the City of New York; both sides of Riverdale av, both sides of Av von Humboldt, between 261st st and northerly boundary line of the City of New York; both sides of Netherland av, between 261st st and about 400 ft. southerly therefrom. Assessment entered Dec. 15.

## ATTENTION TO ROOFS.

Every owner of improved real property owes it to himself to see that leaky roofs are prevented. Besides the physical damage to buildings caused by neglect in this direction, the continued presence of damp ceilings on upper floors will do much toward retarding the sale of the parcel affected. There can be no other excuse given for leaky roofs than utter carelessness or defective material and workmanship. If roof work is properly done it should perfectly protect the structures so long as the covering material remains strong enough to resist the elements. When new roofing or repair work is necessary it is best to avoid awarding the contract at too low a figure, for cheapness, quality and good workmanship rarely go hand in hand.

Many roofing faults can be attributed to the employment of unskilled mechanics, and it is argued that as long as property owners follow the practice of admitting botches in competition with competent mechanics, accepting their low estimates with favor, just so long will there be cause to complain of defective workmanship. In this connection the National Builder reasons that if men undertake to do work for 10 or 20 per cent. less than a right and paying price, it is but natural that they should seek to compensate the discrepancy by doing the work undertaken in quality on a par with the price for which the work is undertaken.

## DRAWING CONTRACTS.

Although the practice of drawing one's own contract for the purchase, sale or exchange of real property may not be said to be as general as it was in former years, there are still many owners who, from the standpoint of economy, prefer to assume the function of an attorney in this regard. While it cannot be denied that among such are frequently to be found persons of long experience in matters of this nature, some of whom being fully qualified to safely draw so important a document, the majority enjoy no such advantage, and are often the victims of their own overconfidence. It is difficult to impress those of this class with the full importance of explicitly setting forth in writing all the conditions agreed upon in a real estate bargain, but advice on a few important points will not be amiss, at least it will open the way for them to a broader conception of the responsibilities incurred when the services of experienced counsel are rejected.

One of the first things to remember in preparing a real estate agreement is that nothing should be left to inference or deduction. A mistake commonly committed in the wording of such an instrument is one involving the description of a property by its street number. An agreement so carelessly drawn usually binds the purchaser to accept the deed of the property as it stands. Another error that frequently occurs when a contract is drawn by an inexperienced conveyancer, is that although it is expressly written that the seller agrees to sell, it is not infrequently forgotten to state expressly and separately that the purchaser agrees to buy and to pay for, and on the terms specially agreed upon. In an agreement like this the buyer is not bound. A contract of this kind is manifestly one-sided and its safety cannot be vouched for.

Be cautious as to the kind of deed you agree in your contract to give, or agree to accept. If it specifies merely a deed, one without the usual covenants or warrantee may be given or may be refused. Likewise care should be exercised in the wording of clauses relating to the assumption of mortgages. Bear in mind that assuming a mortgage, and taking a property subject to such an encumbrance, does not mean the same. By the former the buyer incurs a liability which oftentimes proves inconvenient, if not costly. Another point to remember is that a contract is not of itself permission to the buyer to take possession, unless it expressly reads that way.

The foregoing suggestions are founded upon the real property law and its practice, and while they cover some of the points under discussion, the wise property owner after incorporating them in his contract will submit the document to a skilled real estate lawyer for final approval.

## SUGGESTIONS FOR VENTILATING HOUSES.

The lack of proper ventilation in a dwelling is not infrequently a serious drawback when selling, therefore owners should see to it that all parts of a building of this type are sufficiently provided with the necessary openings for both the inlet and outlet of air. In drawing the attention of property owners to this neglected point in house construction, Lewis Verbeck maintains that every room in a house should have at least two outlets for foul air, one near the ceiling and one near the floor, and at least one inlet for fresh air, not over 4 ft. from the floor. These outlets, he asserts, should lead into a chimney or flue with sufficient draft to pull breathed air out, lessening the air pressure in the room so that fresh air would rush in through the inlet to take its place. Some architects, he reasons, will tell you that in the average residence the leakage of air through the windows and doors is all the ventilation desirable, will deplore the amount of heat that is wasted by opening windows in cold weather, and will insist upon the weather strips.

In alluding to some of the difficulties of the situation Mr. Verbeck affirms that the trouble with most houses is that in cold, windy weather, there is too much ventilation, and in warm weather too little. When the temperature of the outside air is 25° Fahr. and the inside air as high as 70° Fahr., the drafts are tremendous; that the chimneys are crowded with columns of heated air seeking to rise, lessening the pressure in the rooms so that ice cold air is pumped in violently through the windows.

### WHY HOUSES ARE COLD.

When the wind blows hard the movement of the air is accelerated. It forces air in on the windward side of the house, and pumps it out on the leeward side. It directs the course of and vastly increases the drafts due to difference of temperature. That is why furnace and hot air systems of heating are apt to be inefficient when most needed. The heated air never gets near the windward side of the house. As fast as it comes out of the register it is blown and pumped the way the wind is

blowing, and too often the drafts are so strong that it cannot even reach the mouths of the register in the room on the windward side of the house. For this reason furnaces should be put on the side from which the wind most frequently blows in cold weather.

Steam heat without chimneys or flues to assist the hot air out is the most objectionable. In weather that is too frigid and windy, the window leakage may be sufficient ventilation. But in moderately cold weather without wind, the circulation is too little even for one person in a room, not to speak of 5 or 6.

In offering suggestions for remedying faulty ventilation, Mr. Verbeck says, in part:

"While local treatment will do much for the different rooms of a house, it cannot take the place of a comprehensive scheme. The building should breathe as a whole, drawing air from below and exhaling it above. This breathing is natural, if flues or transoms and openings in the roof give it a chance. Especially is the air in the attic, super-heated by the summer sun, anxious to rise. Rising, it draws up air from below which leaves behind it room for fresh air from outside. There are several excellent ventilators that assist and regulate the upward draft by means of chimneys and there is a "ventilated ridging" that is most effective in inducing a house to breathe. Even with steam or hot-water heating it is desirable to lessen the leakage of the windward windows, thereby lessening the heating cost, perhaps as much as one-third, but there should be inlets and outlets in each room, under local control and part of the comprehensive scheme for the house."

### BUILDINGS THAT RESIST FIRE.

As a nation we build for to-morrow or next week and lay bets at rather small odds with the insurance companies that our structures will burn before they rot or tumble down, argues Waterproofing and Fireproofing. A large proportion of the buildings erected in some parts of this country are apparently of the flimsiest timber construction compatible with their holding together until they are sold, and in consequence the losses annually by fire rise to an amount that is simply appalling. Insurance with all its benefit to the individual in case of disaster cannot make up to the community as a whole the losses thus incurred. Somehow, in the long run, the losses get back to the public in every case, and when, as in the San Francisco disaster, the insurance companies have suddenly to settle enormous losses the reflected effect upon general business may be serious in its results. It is time, therefore, to make radical rules for reform in building, time in particular for structural engineers to urge the building of relatively fireproof structures. The present scarcity and high price of timber should serve as an active stimulus to this good work. Is it not practicable, for instance, to take at least some features of modern steel construction with reasonable economy into some classes of buildings now generally of timber? The frame apartment house fortunately is getting scarce under the pressure of building regulations, but it ought to be as extinct as the dodo. Apartments have, in fact, been worked toward steel fireproof construction, but there are still left many that are little better than timber boxes with a brick exterior casing.

Generally speaking, the statement in the last sentence may be said to be true, although within the boundaries of the city of New York a more substantial type of structure is now making its appearance. Many of the new buildings are almost entirely built of concrete, and in most instances are reinforced throughout. Such a building is by all means a better investment for the property owner in the end, for not only will it more successfully resist the attacks of fire but prove the most economical to maintain in the end. As a permanent dividend payer there is no comparison between the old style frame or semi-wood building and the present day structure of concrete and iron.

### PROTECTION TO UNDERGROUND TUNNELS.

Owners of large apartments or other buildings heated by an isolated plant will be interested in some of the methods relating to the underground insulation of steam and hot water pipes described in a paper read by Harry Gillett, before the Ohio Society of Mechanical, Electrical and Steam Engineers at their November meeting. The author contends that there are two reasons why underground insulation of such pipes is difficult. The first he attributes to dampness getting into the covering (water being a good conductor of heat) which cannot be readily driven off, the pipes being confined by the earth; and secondly, that the coverings themselves are liable to be attacked by destroying influences found in the earth itself. These, combined with the heat of the pipe inside and dampness on the outside of the covering, means certain death sooner or later to anything of an organic nature. Consequently, the future insulation of these pipes, he argues, must of necessity be confined to methods and materials which will positively safeguard the pipes against influences such as mentioned.

While the author points out the advantages of insulation by means of a tunnel he alludes to its excessive cost of construction when compared with the conduit system. He also points out that in a system using vitrified section conduit all the materials

are absolutely inorganic. As to the method of installing this material he says in part:

"This conduit can be laid within 6 ins. of the top of the ground, snow not melting directly over it, as long as the atmosphere is below freezing point, according to actual observation. The question of installation is a vital one with this, as with all other mechanical devices, especially so as it is of the greatest importance that no leakage of water shall occur. The lower half section and the roll frames must be in perfect alignment, and it is absolutely necessary that the pipes shall be tested with a cold-water test of at least 50 per cent. in excess of the steam pressure to be carried before the top half sections are placed or any insulating material put on; neither should caulking or rusting of joints be allowed. The job of steam fitting must be perfect, and experience teaches that by following this course it will remain perfect. Observation tees are provided, in case it is necessary at any time to look for a leak, but after a long term of years, during which time many thousands of feet of the conduit have been placed under ground throughout the Eastern States, it was proven that no observation is necessary, and the reason is simple. In the first place, the necessity for careful and proper installation has been duly recognized and taken care of; there is no chance of anything attacking the pipe from the outside, and with this danger eliminated the chances for necessity of renewal are very slight. In case, however, it does become necessary, after a long term of years, the defective pipe is easily located and the trouble and expense of renewal quite small."

### A SUGGESTION FOR MANAGERS OF PROPERTY.

Undoubtedly rules in an apartment house are admirable things, but to have them work out satisfactory every one interested must obey them to the letter, otherwise they are valueless. It is all very well for an agent to frame a set of rules and print at the bottom words to the effect that "these rules must be strictly adhered to," but he must personally see that they are carried out not only by the tenants themselves, but specially by the people in his employ. Tenants will not become tractable, unless good example is set to them.

Take the matter of the removal of garbage, for instance. This is a bone of contention in many houses, for the simple reason a system is not adopted and carried out. It is desirable from everyone's standpoint that each family have a certain appointed hour, when their bell will ring and the refuse removed. To make this effective the janitor must see that he complies with his part of the arrangement, for if he is not prompt, the tenant will quickly become delinquent. The only practical way is to begin from the first day the apartment is occupied, and consistently follow it up. The tenant will quickly fall in line, for it will be readily seen that his comfort is at stake.

Many other things can be done by those in the employ of the agent which make the tenants contented. The immediate delivery of parcels, or mail; prompt service at the elevator, or the front door, keeping the entrance clean on a rainy day and many other small things that go to make up a perfectly run house. If these details are carefully gone into, it will be found that the larger matters will take care of themselves.

A mistake is made, by many agents and house owners, in underpaying the man directly in charge of the house. This is small economy and the service suffers in consequence and vacancies occur. A couple of dollars added on this item will be well invested. It has been frequently stated that a man would not take a janitor's place, had he the brains to fill another position. There are many suitable men who are unwilling to become janitors because the remuneration is insufficient.

To make a living the usual apartment house janitor is virtually forced periodically to make a raid on the tenants, who naturally object to what they term a "hold-up." They consider when their rent is paid, their obligations are at an end, except possibly at Thanksgiving or Christmas or like occasions. This is true, only as far as the ordinary duties of the janitors are concerned. Of course should extra service be demanded, it is natural that payment should be made.

Tenants must be handled with care. Remember every one has his own life to live, and must live it in his own way. If that way does not suit the agent, the quicker a change is made, the better. The experience of the average apartment house dweller is unusually an unpleasant one, and a feeling is prevalent that a grievance (either real or imaginary) exists. Try to get your employees to make them feel that their comfort comes first, and it will be found that the house will be speedily filled with a desirable class of people, who are not unreasonable in their demands.

—A prophecy regarding real estate brokers. Sooner or later everyone will be using the Real Estate Directory and the Record and Guide Quarterly. Those who don't are rapidly becoming extinct as the dodo. Get on the band wagon, and see what a difference it will make in the tone of your office.

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**NOTICE TO PROPERTY OWNERS.**  
 HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.  
 Monday, Dec. 21.  
 Unnamed st (Bennett av), opening, at 2 p m.  
 Butler av (assessment, Richmond), at 2.30 p m.  
 Hatfield pl, (Richmond), opening, at 3 p m.  
 The Parkway, opening from Concourse to Claremont Park, at 3 p m.  
 Eden av, opening from 172d to 174th sts, at 2 p m.  
 East 227th and 228th sts, opening, at 12 noon.  
 Crotona Park addition, at 2 p m.  
 Freeman st (assessment), (widening), at 3 p m.  
 Perry av, opening from Mosholu Parkway to Woodlawn Cemetery, at 2 p m.  
 Castle Hill av, opening from West Farms rd to Public pl, at 11 a m.  
 Ludlow av, etc, at 12 noon.  
 Tremont av, opening from Aqueduct to Sedgwick av, at 3.30 p m.  
 Boston rd, opening from White Plains rd to northern boundary city at 2 p m.  
 120th st, police station, at 2 p m.  
 Haven av, at 10 a m.  
 Tuesday, Dec. 22.  
 Burnett pl, opening from Garrison av to Tiffany st, at 2 p m.  
 Lyvere st, etc, opening, at 3 p m.  
 Woodlawn rd, opening from Jerome av to Bronx Park, at 10 a m.  
 Zeraga av, opening from Castle Hill av to Castle Hill av, at 1 p m.  
 Sewerage District, No 43, at 2 p m.  
 West 176th st, opening from Amsterdam av to St Nicholas av, at 2 p m.  
 Main st (City Island), extending, at 3 p m.  
 A new avenue, from Fort Washington av to Haven av (assessment), at 10 a m.  
 Wednesday, Dec 23.  
 City Island Bridge, at 1 p m.  
 Riverside Drive, widening from 139th to 142d sts, at 2 p m.  
 Classon Point rd, opening from Westchester av to East River, at 2 p m.  
 East 222d st, opening from Bronx River, to 7th av, at 4 p m.

167th st, s s, 100 w So Boulevard, 74.11x100, vacant. (Amt due, \$9,562.10; taxes, &c, \$418.36.) Adj to Dec 29.  
 34th st, No 264, s s, 125 e 8th av, 19.6x98.9, 4-sty stone front dwelling. (Partition.) Henry Harburger .....41,000  
 9th st, No 30, s s, 430.9 w 5th av, 25.4x93.11, 4-sty and basement stone front dwelling. (Partition.) F F Altmayer.....26,000  
 Wadsworth av, Nos 86 to 92 in w cor 177th st, 177th st, No 651 | 124.10x100, three 5-sty brk tenements. (Amt due, \$46,604.40; taxes, &c, \$4,581.33; sub to three morts aggregating \$110,000.) Adj to Jan 12, 1909.  
 Belmont av, No 2539, w s, 270.6 n Pelham av, 25x87.6, 3-sty brk tenement. (Amt due, \$6,308.25; taxes, &c, \$—.) Margaret Lyons, defendant .....6,500  
 Lenox av, No 550, on map No 552 s e cor 138th 138th st | st, 99.11 x 100.7-sty brk tenement and store. (Amt due, \$32,217.52; taxes, &c, \$4,196.58; sub to two prior morts of \$219,000.) Selma Alexander. ....219,900  
 \*Rivington st, No 20 in e cor Chrystie st, 25x Chrystie st, No 180 | 100, 6-sty brk tenement and store. (Amt due, \$19,612.42; taxes, &c, \$2,320.67; sub to a mort of \$52,500.) Henrietta Sandler et al .....73,000  
 \*Newell av, e s, 375 n Elizabeth st, 25x125, Wakefield, 2-sty frame dwelling. (Amt due, \$4,947.12; taxes, &c, \$110.04.) Rachel Markens .....2,000  
 95th st, No 176, s s, 263.9 e Lexington av, 18.9x100.8, 3-sty stone front dwelling. (Amt due, \$4,146.53; taxes, &c, \$352.88; sub to a mort of \$7,250.) Belwood Realty Co, representing a party in interest.....9,666  
 Water st, Nos 220 and 222 in w cor Beekman Beekman st, Nos 115 to 119 | st, 56.9x63.4x50.9x 57.7, vacant. (Amt due, \$27,224.05; taxes, &c, \$1,022.68.) Adj to Dec 31.  
 BRYAN L. KENNELLY.  
 \*189th st | s e cor Cambreling av, runs s Cambreling av | 100 x e 145.7 to Beaumont av, Beaumont av | x n 100 x w 148.5 to beg, vacant. (Amt due, \$5,768.10; taxes, &c, \$1,267.99; sub to two prior morts aggregating \$15,000.) Joseph P Schwab.....16,044  
 HERBERT A. SHERMAN.  
 \*102d st, No 311, n s, 175 e 2d av, 37.6x100.11, 6-sty brk tenement and store. (Amt due, \$7,958.47; taxes, &c, \$742.37; sub to two morts aggregating \$39,250.) Frieda Gossett .....40,260  
 SAMUEL MARX.  
 West End av, No 44, e s, 51 n 61st st, 25.1x 100, 5-sty brk tenement and store. (Amt due, \$4,369.97; taxes, &c, \$691.80; sub to two morts aggregating \$12,000.) Adj to Jan 14, 1909  
 West End av, No 48, e s, 75.5 s 62d st, 25x100. West End av, No 42, e s, 25.10 n 61st st, 25.1 x100, two 5-sty brk tenements and stores. (Amt due, \$6,621.40; taxes, &c, \$1,150; sub to a mort of \$12,000.) Adj to Jan 14, 1909.  
 Lexington av, No 1486, s w cor 96th st, No 138, 100.8x36, 5-sty brk tenement with stores. (Voluntary.) Bid in at \$80,000.....  
 EDW. C. MARTIN.  
 103d st, No 23, n s, 300 e 5th av, 25x100.11, 6-sty brk tenement and store. (Amt due, \$26,911.06; taxes, &c, \$714.20.) Kramer & Rockmore, parties in interest.....28,750  
 Total ..... \$476,720  
 Corresponding week, 1907..... 1,813,783  
 Jan. 1st, 1908, to date..... 55,403,866  
 Corresponding period, 1907..... 40,123,542

1908, or since. J. K. Ellenbogen, att'y, 220 Broadway; Thomas F Foley, sheriff. By Joseph P Day.  
 183d st, s s, 114 e Ryer av, 18x93, vacant. Catherine Daly agt Hannah Murphy, et al; Daniel F Cohalan, att'y, 2 Rector st; Michael J Egan, ref. (Partition.) By Joseph P Day.  
 Dec. 22.  
 So Boulevard, e s, 175 n Barretto st, 75x100, vacant. Lawyers Title Ins & Trust Co agt Abraham Greenberg et al; Action No 3; Philip S Dean, att'y, 160 Broadway; Edwin A Watson, ref. (Amt due, \$11,335.29; taxes, &c, \$2,000.) Mort recorded Feb 11, 1905. By Joseph P Day.  
 So Boulevard, e s, 250 n Barretto st, 75x100, vacant. Same agt same; Action No 4; same att'y; same ref. (Amt due, \$11,335.29; taxes, &c, \$2,000.) Mort recorded Feb 11, 1905. By Joseph P Day.  
 Pleasant av, No 141, e s, Williamsbridge, 100x 100. Sheriff's sale of all right, title, &c, which Eliza T Robbins had on Oct. 26, 1908, or since; Hill, Lockwood, Redfield & Lydon, att'ys, 35 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.  
 141st st, No 461, n s, 160 e Amsterdam av, 18 x99.11, 4-sty brk dwelling. Staines, Bunn & Taber Co agt Katherine Van Alstyne et al; Reed & Pallister, att'ys, 280 Broadway; Chas D Donohue, ref. (Amt due, \$691.63; taxes, &c, \$227.50; sub to two morts aggregating \$23,000.) By Joseph P Day.  
 113th st, No 328, s s, 275 w 1st av, 25x100.11, 6-sty brk tenement and store. Jacob Doniger agt Harris Levy et al; Samson Friedlander, att'y, 271 Broadway; Geo W Miller, ref. (Amt due, \$6,251.39; taxes, &c, \$700; sub to a first mort of \$17,000.) Mort recorded May 10, 1905. By Joseph P Day.  
 86th st, No 167, n s, 127.9 w 3d av, 25.6x100.8, 3-sty frame tenement and store. Mary A O'Brien agt Katherine G Farrell et al; Walter H Merriam, att'y, 31 Nassau st; Middleton S Borland, ref. (Partition.) By Joseph P Day.  
 153d st, Nos 425 & 427, old Nos 679 & 681, n s, 145 w Elton av, 50x100, two 1-sty frame dwellings. John Bornmann agt Caspar Bornmann, Jr, et al; I Newton Williams, att'y, 25 Liberty st; Chas J Leslie, ref. (Partition.) By Joseph P Day.  
 Bryant av, Nos 1491 to 1501, w s, 100 s 172d st, 125x100, six 3-sty brk dwellings. Jackson Construction Co agt Davis & Silverman et al; Menken Bros, att'ys, 87 Nassau st; Adam Wiener, ref. (Amt due, \$13,200.55; taxes, &c, \$279.46; sub to prior morts aggregating \$44,000.) Mort recorded Jan 25, 1908. By L J Phillips & Co.  
 3d av, Nos 3403 to 3407, on map Nos 3403 & 3405, w s, 200 n 166th st, 48x100, 1-sty brk store. Domenico Guarino agt Andrew Vaccarezzi; Achille J Oishei, att'y; Denis O Cohalan, ref. (Interest, &c.) By Denis O Cohalan.  
 Belmont av | s e cor 181st st, 141.3x68.4x140.2x 181st st | 85.9, vacant. York Clinton Co agt Annie Shaughnessy et al; W C Damron, att'y; Jacob A Cantor, ref. (Amt due, \$8,904.56; taxes, &c, \$4,103.82; sub to a first mort of \$3,250.) Mort recorded Jan 30, 1907. By Joseph P Day.  
 Greenwich st, No 96, w s, 39.9 n Rector st, 20x 91, 3-sty brk tenement and store, subject to lease. Eliza L D Hoffman agt Richard C Hoffman et al; Walter H Merriam, att'y, 31 Nassau st; Edmund Kirby, ref. (Partition.) By Joseph P Day.  
 147th st, No 526, s s, 200 e Brook av, 25x100, 4-sty brk tenement. Pauline Wolf agt John W Boehnert et al; Hoadly, Lauterbach & Johnson, att'ys, 22 William st; Sheridan S Norton, ref. (Amt due, \$15,966.52; taxes, &c, \$528.42.) Mort recorded July 28, 1906. By Joseph P Day.

At 258 Broadway.  
 Monday, Dec. 21.  
 Fort George, rapid transit, at 10 a m.  
 120th st, police station, at 11 a m.  
 Hamilton pl, school site, at 1 p m.  
 Manhattan Terminal, at 2 p m.  
 Tuesday, Dec. 22.  
 Delancey and Bowery, rapid transit, at 11 a m.  
 Loop No 3, at 1.30 p m.  
 Pier 51, at 3 p m.  
 Wednesday, Dec 23.  
 Manhattan Terminal, at 10.30 a m.  
 Bloomfield and Little West 12th st, dock, at 2 p m.  
 120th st, police station, at 2 p m.  
 Thursday, Dec. 24.  
 Pier 36, E R, at 10.30 a m.  
 Pier 14, at 10.15 a m.

**AUCTION SALES OF THE WEEK.**  
 The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 18, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.  
 \*Indicates that the property described was bid in for the plaintiff's account.  
 JOSEPH P. DAY.  
 \*60th st, No 207, n s, 125 w Amsterdam av, 25 x100, 5-sty stone front tenement and store. (Amt due, \$4,382.32; taxes, &c, \$1,024.35; sub to two morts aggregating \$12,500.) Herman Baker .....\$13,600  
 Walton av, w s, 68 s 183d st, 200x95, vacant. (Amt due, \$14,659.63; taxes, &c, \$282.89.)  
 Withdrawn .....

**VOLUNTARY AUCTION SALES.**  
 HERBERT A. SHERMAN.  
 Dec. 21.  
 Park av, Nos 1804 and 1806 | w s, 50.11 n 124th 124th st, No 77 | st, runs n 50 x w 89.7 x s 100.11 to 124th st, x e 20.1 x n 50.11 x e 69.6 to beg, 4-sty brk tenement and stores and 3-sty brk dwelling in st.  
**ADVERTISED LEGAL SALES.**  
 Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.  
 Dec. 19.  
 No Legal Sales advertised for this day.  
 Dec. 21.  
 161st st, No 569, n s, 190.11 e Broadway, 18.11 x99.11, 4-sty brk dwelling. Margaret L Crow agt John A Donnegan et al; Grant Squires, att'y, 40 Wall st; John C Tomlinson, Jr, ref. (Amt due, \$14,801.44; taxes, &c, \$440.) By Joseph P Day.  
 19th st, No 451, n s, 200 e 10th av, 25x91.11, 2-sty brk dwelling. Sheriff's sale of all right, title, &c, which Ellen Hillery had on Oct. 7,

Dec. 23.  
 St Raymonds av, No 119, s s, 97.9 w Grace av, 25x100, Westchester. John Popp agt John Gaynor et al; Stilwell & Decker, att'ys, 256 Broadway; Wm J A Caffrey, ref. (Amt due, \$1,397.45; taxes, &c, \$99.36; sub to a first mort of \$3,000.) Mort recorded Jan 13, 1906. By Joseph P Day.  
 133th st, Nos 485 & 487, n s, 100 e Amsterdam av, 72.5x99.11, two 6-sty brk tenements. Sol L Kaye agt Wm M Janpole et al; Benj M Kaye, att'y, 115 Broadway; James T Brady, ref. (Amt due, \$9,017.64; taxes, &c, \$1,573.07.) Mort recorded Jan 11, 1907. By Samuel Goldsticker.  
 128th st, No 161, n s, 193.4 w 3d av, 41.8x99.11, 6-sty brk tenement. Jennie W Schiffer et al as exrs agt Maurice Silverman et al; Liebmann, Naumburg & Tanzer, att'ys, 32 Broadway; David Thompson, ref. (Amt due, \$40,404.17; taxes, &c, \$1,952.93.) Mort recorded Dec 1, 1904. By James L Wells.  
 5th av, No 860, e s, 60.5 s 68th st, 40x100, 1 and 2-sty brk and stone front gallery. Mutual Life Ins Co of N Y agt Mary Adelaide Yerkes et al; James McKeen, att'y; John H Judge, ref. (Amt due, \$242,770.05; taxes, &c, \$30,000.) Mort recorded Feb. 10, 1904. By Bryan L Kennelly.  
 (Continued on page 1276.)

**DIVIDEND NOTICE**  
 FULTON TRUST COMPANY OF NEW YORK.  
 33d Consecutive Semi-Annual Dividend.  
 30 Nassau St., New York, December 17, 1908.  
 The Board of Trustees has this day declared a SEMI-ANNUAL DIVIDEND OF FIVE PER CENT on the capital stock, payable January 2, 1909, to stockholders of record at the close of business, December 21, 1908.  
 Transfer books close December 21, 1908, at 3 o'clock P. M., and re-open January 2, 1909, at 10 o'clock A. M.  
 HENRY W. REIGHLEY, Secretary.

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# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17, 1908, to January 2, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. BRIELL STREET—SEWER, from Broadway to Graham Avenue. 5TH AVENUE—SEWER, from Graham Avenue to Webster Avenue.

HERMAN A. METZ,  
Comptroller.

City of New York, December 15, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17, 1908, to January 2, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessment and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 13. West 261ST STREET—SEWER, between Broadway and Riverdale Avenue.

HERMAN A. METZ,  
Comptroller.

City of New York, December 15, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17, 1908, to January 2, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3; 12TH WARD, SECTION 2; 17TH WARD, SECTION 9; 21ST WARD, SECTION 6; 30TH WARD, SECTION 18. LAYING CEMENT SIDEWALKS on the north side of WEST 9TH STREET, between Gowanus Canal and Smith Street; north side of 79TH STREET, between 6th and Fort Hamilton Avenues; south side of 43D STREET, between 4th and 5th Avenues; southeast corner of 33D STREET AND 3D AVENUE; west side of SANFORD STREET, and east side of WALTHORTH STREET, between Park and Flushing Avenues; east side of OAKLAND STREET, between Greenpoint Avenue and Kent Street. 26TH WARD, SECTION 11. NEW JERSEY AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Jamaica Avenue and Highland Boulevard. 26TH WARD, SECTION 12. CHRISTOPHER STREET—PAVING, between Livonia Avenue and Riverdale Avenue. 29TH WARD SECTION 15. LINDEN AVENUE—PAVING, between Nostrand and New York Avenues. 29TH WARD, SECTION 16. DITMAS AVENUE—CURBING, RECURBING AND LAYING CEMENT SIDEWALKS, from Flatbush to Ocean Avenues. 30TH WARD, SECTION 18. 88TH STREET—SEWER, between 1st and Narrows Avenues. 30TH WARD, SECTION 19. 70TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 14th and 15th Avenues.

HERMAN A. METZ,  
Comptroller.

City of New York, December 15, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 12 to 27, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

29TH WARD, SECTION 16. SEWER in CHURCH AVENUE, from East 11th to East 15th Streets; and in CATON AVENUE, from Parade Place to East 17th Street; also BASINS at the northeast, northwest and southeast corners of CHURCH AVENUE AND EAST 16TH AND 17TH STREETS; and BASIN at the northeast corner of OCEAN AVENUE AND CHURCH AVENUE, and BASIN at the northeast corner of EAST 18TH STREET AND ALBEMARLE ROAD.

HERMAN A. METZ,  
Comptroller.

City of New York, December 10, 1908. (8131)

## PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

### BOROUGH OF THE BRONX.

List 335, No. 1. Repairing sidewalk and placing guard rail where necessary on the westerly side of the Southern Boulevard, beginning at a point 222 feet northerly of the northwest corner of Jennings street and Southern Boulevard, and running northerly for a distance of 102 feet.

List 347, No. 2. Paving with granite blocks and curbing where necessary Tiffany street, from Westchester avenue north to Intervale avenue.

List 349, No. 3. Repairing sidewalk, placing guard rail and laying flagging where necessary on the westerly side of Tinton avenue, 267 feet north of One Hundred and Sixty-first street.

List 352, No. 4. Repairing sidewalk and placing guard rail where necessary on the easterly side of Washington avenue, beginning about 75 feet north of One Hundred and Sixty-seventh street and extending about 120 feet.

### BOROUGH OF QUEENS.

List 70, No. 5. Regulating, grading and laying cement sidewalks on the west side of White-stone avenue, from Broadway to State street, Third Ward.

List 166, No. 6. Sewer in Lamont avenue, between Fifth and Eleventh streets, Second Ward. List 175, No. 7. Sewer in Potter avenue, from Kouwenhoven street to Debevoise avenue, First Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 19, 1909, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,

Board of Assessors.

WILLIAM H. JASPER, secretary, No. 320 Broadway  
City of New York, Borough of Manhattan,  
December 17, 1908. (8199)

DEPARTMENT OF FINANCE.  
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

AT THE REQUEST of the President of the Borough of Brooklyn public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, etc., standing within the lines of property now owned by the City of New York, acquired by it for street opening purposes, in the

### BOROUGH OF BROOKLYN.

BEING ALL the buildings, parts of buildings, etc., standing within the lines of the new street to be opened as an approach to the Manhattan Bridge, extending from Nassau street to the intersection of Flatbush avenue and Fulton street, in the 4th, 5th and 11th wards of the Borough of Brooklyn, City of New York, and being more particularly described as being that three-story and basement brick building No. 30 Debevoise place, all of which property is more particularly shown on a draft damage map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held February 20th, 1907, the sale of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

THURSDAY, DECEMBER 24TH, 1908,  
at 10 a. m., on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, December 9th, 1908. (8128)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them, by law, will offer for sale at public auction the building now standing upon property owned by the City of New York, acquired by it for bridge purposes in the Borough of Brooklyn, said building being situated at the northeast corner of Jay and High streets, in the

### BOROUGH OF BROOKLYN.

BEING that two and one-half story frame building known as 169 Jay street, Borough of Brooklyn, and which is more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held June 11th, 1908, the sale of the above described building and appurtenances thereto will be held under the direction of the Comptroller on

WEDNESDAY, DECEMBER 23, 1908,  
at 10 a. m., on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, December 8th, 1908. (8125)

DEPARTMENT OF FINANCE.  
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO UPON CITY REAL ESTATE.

AT THE REQUEST of the Board of Education, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired by it for school purposes in the

### BOROUGH OF BROOKLYN.

BEING all those buildings, parts of buildings, etc., standing on that certain plot of ground described as follows: BEGINNING at the point of intersection of the southerly side of Bartlett street with the westerly side of Throop avenue, and running thence westerly along the southerly side of Bartlett street one hundred twenty-five feet; thence southerly and parallel with Throop avenue one hundred feet; thence easterly, parallel with Bartlett street twenty-five feet; thence southerly and parallel with Throop avenue one hundred feet to the northerly side of Whipple street; thence easterly along the northerly side of Whipple street one hundred feet to the westerly side of Throop avenue; thence northerly along the westerly side of Throop avenue two hundred feet to the point or place of

beginning; all of which are more particularly described on a certain map now on file in the office of the Collector of City Revenue, Department of Finance, Comptroller's Office, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution adopted by the Commissioners of the Sinking Fund at a meeting held December 9th, 1908, the sale of the above described buildings and appurtenances thereto will be held under direction of the Comptroller on

THURSDAY, DECEMBER 24TH, 1908,  
at 11 a. m., on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, December 8th, 1908. (8119)

DEPARTMENT OF FINANCE.  
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO UPON CITY REAL ESTATE.

AT THE REQUEST of the Board of Education, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired by it for school purposes in the

### BOROUGH OF BROOKLYN.

BEING all those buildings, parts of buildings, etc., standing on that certain plot of ground located at the northwest corner of Keap and South 3d streets, described as follows: BEGINNING at the northwest corner of South 3d street and Keap street; thence northerly, along the westerly side of Keap street eighty feet; thence westerly parallel with South 3d street one hundred feet; thence northerly along the westerly side of the present school site, forty feet; thence westerly, parallel with South 3d street, seventy-five feet; thence southerly, parallel with Keap street, one hundred twenty feet to the north side of South 3d street; and thence easterly along the north side of South 3d street one hundred seventy-five feet to the point or place of beginning; all of which are more particularly described on a map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution adopted by the Commissioners of the Sinking Fund at a meeting held December 9th, 1908, the sale of the above described buildings and appurtenances thereto will be held under the direction of the Comptroller on

WEDNESDAY, DECEMBER 23, 1908,  
at 11 a. m., on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, December 8th, 1908. (8122)

## ADVERTISED LEGAL SALES.

(Continued from page 1275.)

Dec. 24.

115th st, No 209, n s, 134 e 3d av, 18x100.11, 3-sty stone front dwelling. Samuel L Zuckerman agt Annie Goodman; Arnstein & Levy, att'ys, 128 Broadway; Joseph R Truesdale, ref. (Amt due, \$4,734.35; taxes, &c, \$304.04.) Mort recorded Aug 29, 1907. By Joseph P Day.

Lorillard pln e cor 187th st, 90.3x98.90x98, va-187th st cant.

Hoffman st n w cor 187th st, 100x96.11x100x 187th st 98.11, vacant.

Giuseppina Santangelo et al agt Fleischman Realty & Construction Co et al; Morris H Hayman, att'y, 198 Broadway; John S Shepard, Jr, ref. (Amt due, \$3,264.20; taxes, &c, \$981.85; sub to two first mortgages aggregating \$16,000.) Mort recorded Nov 2, 1907. By Herbert A Sherman.

Dec. 26.

No Legal Sales advertised for this day.

Dec. 28.

10th st, No 404, s s, 108 e Av C, 25x92.3, 5-sty brk tenement and store. George Ehret agt Geo L Fritzel et al; Edw M Burghard, att'y, 120 Broadway; Wm C Arnold, ref. (Amt due, \$22,031.65; taxes, &c, \$3,000.) Mort recorded Nov 5, 1896. By Joseph P Day.

Crimmins av, Nos 313 and 315, w s, 48.4 n 141st st, 47.10x80, 5-sty brk tenement. Louis Zuckerkandel agt Max Helfstein et al; Max Silverstein, att'y, 309 Broadway; Job E Hedges, ref. (Amt due, \$2,143.55; taxes, &c, \$500.) Mort recorded Dec 3, 1906. By Joseph P Day.

Clinton av, No 1352, on map Nos 1352 and 1354 e s, 111.3 s Jefferson pl, runs e 147.11 x s w 48.9 x s 12.3 x w 134 x n 44 to beg; Action No 2; 5-sty brk tenement. Jacob Jung Jr agt Adelbo Realty Co et al; Adolph & Henry Bloch, att'ys, 99 Nassau st; Adolph J Kohn, ref. (Amt due, \$52,859.32; taxes, &c, \$1,821.27.) Mort recorded June 30, 1905. By Joseph P Day.

Clinton av, Nos 1350 on map Nos 1348 & 1350, e s, 155.3 s Jefferson pl, 46.7x128.1x47.2x134; Action No 1; 5-sty brk tenement. Same agt same; same att'ys; Jos F Darling, ref. (Amt due, \$52,858.82; taxes, &c, \$1,821.27.) Mort recorded June 30, 1905.) By Joseph P Day.

25th st, No 32, s s, 375 e 6th av, 25x98.9, interest, &c, 4-sty stone front dwelling. Warren McConihe agt Benj C Harvey et al; sub to lease; Warren McConihe, att'y, 42 Broadway; Ely Rosenberg, ref. (Amt due, \$17,768.63; taxes, &c, \$—; sub to a prior mort of \$34,000.) Mort recorded March 17, 1905. By Bryan L Kennelly.

# REAL ESTATE RECORDS

## CONVEYANCES

December 11, 12, 14, 15 and 16. (No. 51.)

### BOROUGH OF MANHATTAN.

- Allen st, No 102, e s, 154.1 s Delancey st, old line, 24.9x87.6, 5-sty brk tenement. Abe Licht to Edith A Whitford. Morts \$37,500. Nov 20. Dec 16, 1908. 2:414-37. A \$24,000-\$39,000. other consid and 100
- Allen st, No 167, w s, 125 s Stanton st, runs s 25.6 x w 46 x n 0.6 x w 41.6 x n 25 x e 87.6 to beginning, 5-sty brk tenement and store and 5-sty brk tenement in rear. All title to strip 25x0.8 in rear. David Davis to Henry and Morris Machson. Mort \$25,000. Dec 15. Dec 16, 1908. 2:416-22. A \$18,000-\$27,000. other consid and 100
- Beach st, No 6, s s, 67.7 w West Broadway, 27.5x65.6x25.2x54.7, 3-sty brk tenement and store. Chas H Pond TRUSTEE Robert Barkley dec'd and et al to Thos D McBride. Oct 29. Dec 11, 1908. 1:190-49. A \$11,500-\$12,500. 16,000
- Broome st, No 37, s s, 25.2 w Goerck st, 24.9x100x24.8x100, 5-sty brk tenement. Isaac Helfer to Abram Bachrach. Mort \$22,075. Dec 8. Dec 15, 1908. 2:326-46. A \$14,000-\$30,000. nom
- Cherry st, No 256 n e cor Rutgers st, 26.3x96.2x26.3x Rutgers st, Nos 57 and 59 96.9, 6-sty brk tenement and store. Division st, Nos 218 to 222 n e cor Clinton st, runs e 64 x n Clinton st, Nos 188 to 190 67.10 x w 26.10 and 26.10 to Clinton st, x s 90.4 to beginning, 6-sty brk tenement and store. Louis H Silver to Beckie Berkman. 1/2 part. All liens. Dec 9. Dec 12, 1908. 1:256-1. A \$30,000-\$60,000 and 1:314-40. A \$54,000-\$100,000. nom
- Chrystie st, No 189, w s, 175 n Rivington st, 25x100, 6-sty brk tenement and store. Pasha wife of Nathan Kapelewitz to Isaac S Heller. Mort \$33,000 and all liens. Dec 11. Dec 12, 1908. 2:426-33. A \$20,000-\$32,000. nom
- Emerson st s w cor Seaman av, 25x100, vacant. Mort \$3,000. Seaman av
- Emerson st, w s, 25 s Seaman av, 75x100, vacant. Mort \$3,780. Frank A K Boland to Patk H McNulty. Dec 15, 1908. 8:2240-17 and 18. A \$12,000-\$12,000. other consid and 100
- Essex st, No 119, w s, 81.10 s Rivington st, 20.9x68, 5-sty brk tenement and store. Wm H Taubert as assignee Louise Maus to David Shaff and Samuel J Silberman. Nov 20. Dec 12, 1908. 2:410-54. A \$16,000-\$21,000. nom
- Essex st, No 60 (?), e s, 100 (?) n Grand st, 19x50, 6-sty brk tenement and store. Samuel Feinberg to Minnie wife Samuel Feinberg. Mort \$15,000. Sept 15. Dec 16, 1908. 2:351-2. A \$11,000-\$14,000. nom
- Hester st, Nos 209 and 211 n w cor Baxter st, runs n 100 x w 25 Baxter st, Nos 134 and 136 x n 2 x w 21.8 x s 103.6 to st, x e 49.11 to beginning, 6-sty brk stable. Release judgment. Frederick Ochse to The Bank for Savings N Y. Dec 15, 1908. 1:235-24. A \$40,000-\$65,000. nom
- Hester st, Nos 209 and 211 n w cor Baxter st, runs n 100 x w 25 Baxter st, Nos 134 and 136 n 2 x w 21.8 x s 103.6 to Hester st, x e 49.11 to beginning, 6-sty brk stable. Cath Volkmer et al HEIRS and DEVISEES John Ochse to Fredk Ochse HEIR and DEVISEE same. 6-8 parts. Mort \$33,000. Nov 23. Dec 15, 1908. 1:235-24. A \$40,000-\$65,000. 100
- Jackson st, No 37 or 37 and 37 1/2, w s, 89.6 s Monroe st, runs w 50.3 x n 10.6 x w 23.9 x s 10.5 x w 25 x s 30.9 x e 100 to st, x n 31.4 to beginning, 5-sty brk tenement and store and 4-sty brk tenement in rear. Abraham Lippman to Ida Stark. Morts \$39,000. Dec 15. Dec 16, 1908. 1:261-34. A \$18,000-\$30,000. other consid and 100
- Ludlow st, No 16, e s, abt 155 n Canal st, 19x87.6, 5-sty brk tenement and store. Samuel Sheindelmann and Isaac Parshelsky of Brooklyn, to Sheindelmann & Parshelsky, Inc. a corpn. All liens. Dec 10. Dec 12, 1908. 1:297-5. A \$16,000-\$24,000. nom
- Macdougall st, No 125 n w cor 3d st, 20x65.9, 4-sty brk tenement 3d st, No 119 and store. Edward F Hillenbrand to Robert A R Brown, of the State of N J. 1/4 part. Mort \$21,200. Dec 10. Dec 11, 1908. 2:543-60. A \$15,000-\$21,000. other consid and 100
- Monroe st, No 255, n s, 225.8 w Jackson st, 25x93.11x25x93.10, 6-sty brk tenement and store. Ryna Joselofsky to Mollie M Feinberg and Isidore Sapiro. Mort \$24,000. Nov 25. Dec 12, 1908. 1:266-29. A \$17,000-\$36,000. other consid and 100
- Pearl st, No 412 s e s, 61.11 s w New Chambers st, runs New Chambers st, No 46 s e 57.5 to w s New Chambers st x n 33.1 x n w 34.2 to Pearl st, x s w 24.9 to beginning, 4-sty brk tenement and store. J Searle Barclay et al EXRS, &c, Clement B Barclay to Henry J Weber. All liens. Dec 15, 1908. 1:115-7. A \$13,500-\$16,000. other consid and 100
- Pitt st, No 84, e s, 64.3 n Rivington st, 20.3x100.10, 4-sty brk tenement and store and 4-sty brk tenement in rear. Lena wife of and Michael Kramer to Gabriel Rosenberg. 1/2 part. All liens. Dec 16, 1908. 2:339-2. A \$14,000-\$17,000. nom
- Rivington st, No 20 n e cor Chrystie st, 25x100, 6-sty brk tenement and store. FORECLOS, Dec 16, 1908. Sherman Pickford ref to Henrietta Sandler and Bessie Silverman. Mort \$52,500. Dec 16, 1908. 2:421-42. A \$32,000-\$68,000. 73,000
- Rivington st, Nos 322 and 324 on map No 322, n e cor Goerck Goerck st, Nos 84 to 88 st, 40x81.3, 6-sty brk tenement and store. Gerson Grimsky to Sarah Hantcharow. Q C. Dec 14. Dec 15, 1908. 2:324-39. A \$32,000-\$70,000. nom
- Sheriff st, No 64, e s, 100 s Rivington st, 25x100, 5-sty brk tenement and store. Meyer Nabel to Fannie Lustig. All liens. Dec 11, 1908. 2:333-9. A \$18,000-\$34,000. other consid and 100
- South st, No 156, n w s, abt 95 w Dover st, 24.10x80.5x25.8x80.6, s w s, 5-sty brk loft and store building. PARTITION, Oct 27, 1908. John H Judge (ref) to Eloise L B Norrie, of Tuxedo, N Y. Oct 27. Dec 5, 1908. 1:107-5. A \$13,100-\$21,000. Corrects error in last issue when grantee was Eloise L B Norris. 17,000
- Spring st, Nos 26 and 28 s e cor Mott st, 47.7x91.5x46.7x102.8, Mott st, Nos 202 and 204 6-sty brk tenement and store. Samuel Barkin to Pincus Lowenfeld and William Prager. Morts \$120,000. Dec 4. Dec 11, 1908. 2:479-14. A \$50,000-\$110,000. nom
- Stanton st, No 33, s s, 82.11 e Chrystie st, 17.9x75.1x17.9x75.3, 5-sty stone front tenement and store. Samuel Sheindelmann and Isaac Parshelsky, of Brooklyn, to Sheindelmann & Parshelsky, Inc. a corpn. All liens. Dec 10. Dec 12, 1908. 2:421-17. A \$17,000-\$25,000. nom
- Sutton pl, No 43, or e s, 17.1 s 59th st, 16.8x75, 3-sty stone Av A front tenement. Rudolph H E Gudewill to The New York Steam Co. C a G. Mort \$6,000. Nov 1, 1906. Dec 16, 1908. 5:1372-72. A \$6,000-\$8,000. other consid and 100
- Sutton pl, No 45, or s e cor 59th st, 17.1x75, 3-sty stone front tenement. Alfred E Smith to the New York Steam Co. C a G. Morts \$8,000. June 29, 1904. Dec 16, 1908. 5:1372-73. A \$9,000-\$12,000. nom
- West st n w cor Morton st, 75x— the bulkhead land under wa-Morton st ter, &c. Release damages, &c. Francis S Halsted et al EXRS, &c, Mary J Halsted dec'd et al to the Mayor, &c, of the City of N Y. Nov 9, 1893. Dec 14, 1908. 2:657. 27,114.23
- 3d st E, No 416 s s, 131.1 w Tompkins st, 40.4 to e s Mangin st Mangin st or East st x68x40x62.11. East st
- 3d st, No 418, s s, 90.9 w Tompkins st, 40.4x68x40x62.11, two 6-sty brk tenements. Ignatz Spitz and Katie his wife to Anna Spitz. 1/4 part. B & S. Dec 4. Dec 11, 1908. 2:356-43 and 45. A \$26,000-\$60,000. nom
- 3d st E, No 298, formerly Nos 355 and 284, s s, abt 320 e Av C, 22.7x106, 5-sty brk tenement. Jacob Lippman to Annie wife of Jacob Lippman. B & S. Nov 10. Dec 16, 1908. 2:372-22. A \$13,000-\$25,000. other consid and 100
- 3d st E, No 158, s s, 98 e Av A, 22x88.6, 5-sty brk tenement and 5-sty brk tenement in rear.
- 3d st E, No 160, s s, 120 s e Av A, 24.9x105.11x24.4x105.11, 5-sty brk tenement and store and 4-sty brk tenement in rear. Abraham Rubin to Hyman and Louis Finkelstein. Morts \$55,000. Dec 10. Dec 14, 1908. 2:398-9 and 10. A \$33,000-\$51,000. 59,000
- 6th st E, No 428, s s, 225.3 w Av A, 24.5x97.1, 6-sty brk tenement and store. Henry Machson et al to Dora Davis. Mort \$35,000. Dec 15. Dec 16, 1908. 2:433-21. A \$17,000-\$36,000. other consid and 100
- 6th st E, No 740, s s, 221 w Av D, 22x97, 3-sty brk tenement. FORECLOS, Dec 9, 1908. Edw J Dunphy (ref) to Abraham J Gottlieb. Morts \$8,000 and all liens. Dec 15, 1908. 2:375-29. A \$13,000-\$16,000. 1,000 over and about mort of 8,000
- 7th st E, No 39. Agreement that proceeds of sale of above premises shall be held in trust by Georginie W E Bopp, Louise A Koenig and Walter F Bopp during life of Georginie W E Bopp. to invest in mortgages, Georginie W E Bopp with Louise Alice Koenig and Walter F Bopp. Mar 30, 1903. Dec 14, 1908. 13:3402. nom
- 8th st E s s, 386 e 3d av, 26x120, 5-sty brk tenement St Marks pl, No 28 and store. Margt S Heydt (Sullivan) to Timothy P Sullivan. All liens. Dec 15. Dec 16, 1908. 2:463-23. A \$23,000-\$30,000. nom
- Same property. Timothy P Sullivan to Thomas Powell. All liens. Dec 16, 1908. 2:463. nom
- 9th st E, No 619, n s, abt 265 e Av B, 25x92.3, 4-sty brk tenement and store and 4-sty brk tenement in rear. Myron Ritter to Rosie Slepik. Morts \$26,000. Dec 15. Dec 16, 1908. 2:392-53. A \$17,000-\$23,000. other consid and 100
- 13th st E, No 643, n s, 142.6 w Av C, 27x103.3.
- 13th st E, No 645, n s, 115.6 w Av C, 27x103.3. two 5-sty brk tenements. Henry Schwartz to Henry Brandt. All title. All liens. Oct 29. Dec 15, 1908. 2:396-40 and 41. A \$26,000-\$62,000. other consid and 100
- Same property. Victoria Bitterman to Henry Brandt. Q C. Oct 29. Dec 15, 1908. 2:396. other consid and 100
- 14th st E, No 241, n s, 105.5 w 2d av, 25.6x103.3, 4-sty stone front tenement. Isabel B de Toledo to Arthur Jackson. All liens. Sept 23. Dec 15, 1908. 3:896-20. A \$20,500-\$27,500. nom
- 15th st E, No 623, n s, 338 w Av C, 25x103.3, 5-sty brk tenement. Ella R Brady to James A Brady, of Brooklyn. Mort \$5,000. Dec 14. Dec 15, 1908. 3:983-15. A \$8,000-\$14,000. other consid and 100
- 17th st E, No 532, s s, 403.11 e Av A, 24.1x92, 4-sty brk tenement and 2-sty brk building in rear. Israel Schatz to Lena Schatz. 1/2 part. All title. Mort \$12,000 and all liens. Dec 10. Dec 12, 1908. 3:974-43. A \$7,000-\$12,500. nom
- 21st st E, No 131, n s, 278.8 w 3d av, runs n 73.3 x e 6.4 x n 9.3 x w 6.4 x n 16.3 x w 33.4 x s 98.9 to st, x e 33.4 to beginning, 4-sty stone front dwelling, with rights, &c, to Gramercy Park. Mabelle F and Eliz A Lane and Florence L Lovell to Myra R Harper. Dec 10. Dec 12, 1908. 3:877-27. A \$42,000-\$60,000. other consid and 100
- 22d st E, No 37, n e s, 200 n w 4th av, 23x98.9, 4-sty stone front-dwelling. PARTITION, Oct 27, 1908. John H Judge (ref) to Eloise L B Norrie, of Tuxedo, N Y. Oct 27. Dec 5, 1908. 3:851-30. A \$49,000-\$60,000. Corrects error in last issue when grantee was Eloise L B Norris. 60,000
- 26th st E, No 151, n s, 145 w 3d av, 25x98.9, 6-sty brk tenement and store. Sarah Kovner to Annie Newman, of Brooklyn. 1/8 part. All liens. Sept 3. Dec 15, 1908. 3:882-38. A \$17,500-\$39,000. other consid and 100
- 30th st E, No 328, s s, 349.2 e 2d av, 21x98.9, 4-sty brk tenement. John A Kayan to Johanna wife John A Kayan. Mort \$8,000. Dec 10. Dec 11, 1908. 3:935-45. A \$8,500-\$11,500. nom
- 30th st E, No 223, n s, 350 w 2d av, 15.9x98.9, 4-sty brk dwelling. Florence T Polhemus and ano to D Stanley Lyons. Q C and confirmation deed. Dec 9. Dec 14, 1908. 3:911-15. A \$6,300-\$10,000. nom
- 32d st W, No 142 (90) s s, 435 w 6th av, 20x44.7x20.5x40.2, 3-sty brk tenement. Allen D M Defandorf to Winifred I Turner of State of N J. B & S. 1-12 part. All title. Sub to life estate and all liens. Nov 5. Dec 14, 1908. 3:807-64. A \$33,500-\$35,000. other consid and 100
- Same property. Winifred I Turner to John L Turner of State of N J. 2-12 parts. All title. Sub to life estate. B & S. Dec 12. Dec 14, 1908. 3:807. nom
- 34th st W, No 258, s s, 173.6 e 8th av, runs s 98.9 x e 26.6 x n 14.3 x w 13.3 x n 84.6 to st x w 13.3 to beginning, 4-sty stone

- front dwelling. Alex H Pincus to Meyer Solomon. 1-3 part. Mort 1-3 of \$35,000. July 2, 1906. Dec 11, 1908. 3:783-77. A \$27,000-\$29,000.
- 35th st W, No 46, s s, 325 e 6th av, 20x98.9, 4-sty stone front dwelling. PARTITION, Nov 12, 1908. Abraham R Lawrence ref to North River Savings Bank. Dec 14, 1908. 3:836-68. A \$88,000-\$96,000. 81,000
- 37th st W, No 316, s s, 550 e 9th av, 25x98.9, 4-sty brk tenement and stores. Jenny K Stafford to Mary I Hughes. All liens. Dec 14, 1908. 3:760-53. A \$11,500-\$15,000. nom
- 37th st W, No 7, n s, 219.6 w 5th av, 25.6x98.9, 4-sty stone front dwelling. Harriet S A wife of Geo C Clark to said Geo C Clark. B & S. Dec 12. Dec 14, 1908. 3:839-35. A \$83,000-\$100,000. nom
- 44th st E, No 311, n s, 169.8 e 2d av, 26.4x100.5.
- 44th st E, No 309, n s, 143.4 e 2d av, 26.4x100.5. two 4-sty brk tenements.
- Bernard Scheinkman to Eugene Bernstein. Morts \$29,000. Sept 11. Dec 11, 1908. 5:1337-7 and 8. A \$19,000-\$34,000. nom
- 47th st E, No 341, n s, 79 w 1st av, 21x50.3, 5-sty brk tenement and store. Isaac Parshelsky of Brooklyn to Parshelsky Bros, Inc. a corpn, of Brooklyn. All liens. Dec 10. Dec 12, 1908. 5:1340-22½. A \$5,000-\$10,000. nom
- 47th st W, No 433, n s, 412.6 e 10th av, 18.9x100.5, 4-sty stone front dwelling. Adam Christmann and Minnie his wife to Minnie Kolb, their daughter. Mort \$6,000. Dec 15, 1908. 4:1057-18. A \$9,000-\$11,000. gift
- 52d st W, No 135 (129), n s, 450 w 6th av, 25x100.5, 3-sty brk stable. Edward S Harkness to Chas W Harkness. ½ part. All title. Apr 25, 1907. Dec 11, 1908. 4:1005-14. A \$30,000-\$38,000. 100
- 55th st W, No 68, s s, 153.4 e 6th av, 16.8x100.5, 4-sty and basement stone front dwelling. Chas F Deshler to Oxford Realty Co. Morts \$38,000. Apr 3, 1905. Dec 15, 1908. 5:1270-68. A \$30,000-\$36,000. other consid and 100
- 59th st E, — s (s s?), abt 155 w 2d av, —x—, a well. Selden D Trall to Mayor, Aldermen and Commonalty of the City of N Y. Q C. All title. Aug 14. Dec 14, 1908. 5:1332. nom
- 62d st E, No 211, n s, 155 from n w cor 3d av, runs n 100.5 x e 18.7 x s 100.5 x w 18.7 to beginning (?) should read 62d st, n s, 155 e 3d av, 18.7x100.5, 3-sty stone front dwelling. Josephine wife of and Albert Bandman to Oscar Altschul. Mort \$10,500. Nov 2. Dec 12, 1908. 5:1417-6½. A \$11,000-\$14,000. nom
- 64th st W, Nos 153 to 157, n s, 264 e Amsterdam av, 54x100.5, three 4-sty brk dwellings. FORECLOS, July 16, 1908. Robt H Hibbard ref to Norma H Barrett. Mort \$45,000. Nov 23. Dec 4, 1908. 4:1136-11½ to 13. A \$27,000-\$49,500. Corrects error in last issue when grantees was Normal H Barrett. 10,000
- 65th st E, No 62, owned by party 1st part.
- 65th st E, No 60, owned by party 2d part.
- Party wall agreement. Ellsworth Eliot, Jr, with Leopold O Stieglitz. Oct 21. Dec 11, 1908. 5:1379. nom
- 66th st E, No 58, s s, 160 w Park av, 20x100.5, 4-sty and basement stone front dwelling. David E Oppenheimer to Alice Sachs. B & S and C a G. Mort \$22,000. Dec 14. Dec 15, 1908. 5:1380-43½. A \$45,000-\$50,000. other consid and 100
- 66th st E, Nos 205 to 211, n s, 100 e 3d av, 90x100.5, two 6-sty brk tenements and stores.
- 67th st E, Nos 202 to 208, s s, 100 e 3d av, 90x100.5, two 6-sty brk tenements and stores.
- D & D Realty Co to Yatty Kramer, N Y, and Martha Seligman, of Brooklyn. All liens. Dec 14. Dec 15, 1908. 5:1421-5, 7, 42 and 44. A \$84,000—P \$224,000. other consid and 100
- 67th st E, No 434, s s, 100 w Av A, 40x100.5, 6-sty brk tenement. Henry Gans to Abraham Gans. ¼ part. All title. All liens. Sept 30. Dec 12, 1908. 5:1461-29. A \$14,000-\$48,000. other consid and 100
- 69th st W, Nos 315 and 317, n s, 225 w West End av, 41.7x100.5, 6-sty brk tenement and store. Harry Schiffman to Harry Berend, Isaac Herman, Max Levy and Dora Iachnowecky. Mort \$40,000. Dec 9. Dec 11, 1908. 4:1181-23. A \$12,000—P \$37,000. other consid and 100
- 73d st E, No 226, s s, 183.4 w 2d av, 29.2x102.2, 5-sty stone front tenement. Amelia Kalkman to Benj J Weil. All liens. Dec 14. Dec 15, 1908. 5:1427-33. A \$13,000-\$26,000. nom
- 74th st E, Nos 512 to 516, s s, 223 e Av A, 75x102.2, 1 and 2-sty brk and frame building of coal yard. Joseph Krulish to Marie wife of Joseph Krulish. Mort \$21,500. Dec 14, 1908. 5:1485-41 to 43. A \$15,000-\$16,000. other consid and 100
- 75th st E, No 309, n s, 137.6 e 2d av, 37.6x102.2, 6-sty brk tenement and stores. Clara Krancer to Jennie Lubitz. B & S. Morts \$48,000 and all liens. Dec 12. Dec 14, 1908. 5:1450-7. A \$15,000-\$48,000. nom
- 80th st E, No 218, s s, 250 e 3d av, 25x102.2, 5-sty brk tenement. Yatty Kramer to Annie Rockmore. B & S. All liens. Dec 14. Dec 16, 1908. 5:1525-38. A \$11,000-\$24,000. nom
- 80th st E, No 232, s s, 187.1 w 2d av, runs s 78.11 x s e 2.7 x s 22.6 x w — x n 102.2 to st, x e 26.4 to beginning, 6-sty brk tenement and store. Rose Smigel to Berel Kramer. Mort \$37,000. Dec 11. Dec 12, 1908. 5:1525-33. A \$11,000-\$34,000. nom
- 84th st W, No 111, n s, 224.8 w Columbus av, 40x102.2, 5-sty brk tenement. Theodore Kilian to Samuel Hoffman. Morts \$45,000. Dec 15. Dec 16, 1908. 4:1215-23. A \$22,000-\$52,000. other consid and 100
- 86th st E, Nos 428 and 430, s s, 294 e 1st av, 37.6x102.2, 6-sty brk tenement and store. Isaac Grossman et al to Minna Alexander of Nanticoke, Pa. Morts \$49,500. Dec 15. Dec 16, 1908. 5:1565-37. A \$14,000-\$48,000. other consid and 100
- 86th st E, No 432, s s, 331.6 e 1st av, 37.6x102.2, 6-sty brk tenement and store. Isaac Grossman et al to Max Alexander and Rosa Freudenthal. Morts \$49,500. Dec 15. Dec 16, 1908. 5:1565-36. A \$14,000-\$48,000. other consid and 100
- 87th st W, No 42, s s, 306 e Columbus av, 22x100.8, 4-sty and basement stone front dwelling. Bettie, George and Arthur Wise EXRS Nathan Wise to Wm I Rosenfeld. Mort \$28,000. Dec 12. Dec 16, 1908. 4:1200-51½. A \$15,000-\$31,000. 41,000
- 89th st E, No 217, n s, 285 e 3d av, 25x100.8, 5-sty brk tenement. Cayuga Realty Co to Annie McCarthy. Morts \$20,000. Dec 15. Dec 16, 1908. 5:1535-12. A \$10,000-\$21,000. other consid and 100
- 92d st E, n s, 295 e Park av, runs e 25 x s 30 to c l of 92d st, x w 25 x n 30 to beginning, vacant. Edmund E Johnson to the Mayor, &c, of the City of N Y. Q C. July 1, 1852. Dec 14, 1908. 5:1521. nom
- 92d st E, s s, 175 e Park av, runs e 150 x n 30 to c l 92d st, x w 150 x s 30 to beginning, vacant. John L Tiffany to the Mayor, &c, of the City of N Y. Q C. July 1, 1852. Dec 14, 1908. 5:1520. nom
- 93d st E, Nos 312 to 316, s s, 200 e 2d av, 75x100.8, two 6-sty brk tenements and stores. Isaac Parshelsky to Parshelsky Bros, Inc. All liens. Dec 11. Dec 12, 1908. 5:1555-42 and 43. A \$25,000-\$90,000. nom
- 93d st W, Nos 37 to 43, n s, 425 w Central Park West, 75x100.8, vacant. Release mort. Joseph M Macdonough to Frederic E Gibert. Q C. Dec 11. Dec 16, 1908. 4:1207-13 to 15. A \$44,500-\$44,500. nom
- 95th st W, No 49, n s, 318 e Columbus av, 18x100.8, 3-sty and basement stone front dwelling. Samuel Hoffman to Theodore Kilian. Mort \$15,000. Dec 16, 1908. 4:1209-13½. A \$10,000-\$17,000. other consid and 100
- 97th st E, No 333, n s, 140 w 1st av, 30x100.11, 5-sty brk tenement. Isaac S Heller to Louis Lass. Mort \$23,000. May 12. Dec 11, 1908. 6:1669-20. A \$8,700-\$22,000. other consid and 100
- 97th st E, No 226, s s, 385 e 3d av, 25x100.11, 4-sty stone front tenement and store. FORECLOS, Dec 8, 1908. Moses R Ryttenberg ref to Assured Real Estate Co. Dec 11. Dec 12, 1908. 6:1646-33. A \$9,000-\$16,000. 12,350
- 97th st E, No 215, n s, 238 e 3d av, 24.6x100.11, 5-sty brk tenement. Max Lasberg et al to Minnie wife of Max Gasman. Morts \$18,575 and all liens. Dec 14, 1908. 6:1647-10. A \$9,000-\$19,000. nom
- 97th st E, No 106, s s, 125 e Park av, 25x100.11, 5-sty stone front tenement. Rachel Weissman to Bela Lea Feilerstein. All liens. Nov 30. Dec 14, 1908. 6:1624-67. A \$11,000-\$25,000. nom
- 98th st E, Nos 336 and 338, s s, 99.6 w 1st av, runs s 25.5 x w 0.6 x s 75.5 x w 50 x n 100.11 to st, x e 50.6 to beginning, 5-sty brk factory. Wm Hagedorn to Aetna Mortgage Co, a corpn. Mort \$25,000. Nov 18. Dec 14, 1908. 6:1669-31. A \$15,000-\$38,000. other consid and 100
- 100th st E, Nos 111 and 113, n s, 227.6 w Lexington av, 51x 100.11, two 5-sty brk tenements. Benj M Gruenstein and ano to Sarah Weinstein. Morts \$55,000. Dec 11. Dec 15, 1908. 6:1628-6 and 7. A \$20,000-\$50,000. nom
- 102d st W, No 161, n s, 358.8 w Columbus av, 25x100.11, 5-sty stone front tenement. Bella Werner to Wm Born. Mort \$18,000. Dec 15, 1908. 7:1857-18. A \$11,000-\$25,000. other consid and 100
- 102d st W, No 169, n s, 300 e Amsterdam av, 25x96.11x25x96.10, 5-sty brk tenement. Cecilia Herrman to Catherine Hartigan. Mt \$19,500. Dec 15. Dec 16, 1908. 7:1857-13. A \$10,700-\$21,500. other consid and 100
- 102d st W, No 169 (rear of) a strip, begins 96.10 n 102d st and 300 e Amsterdam av, runs n 0.7 x e 25 x s 0.1½ x w 25 to beginning. Cecilia Herrman to Catherine Hartigan. Q C. Morts on this and other property in front \$19,500. Dec 15. Dec 16, 1908. 7:1857. nom
- 102d st E, No 105, n s, 52 e Park av, 25x100.11, 5-sty brk tenement and store. Kate Gelb to Newport Realty Co, a corpn. All title. All liens. Nov 4. Dec 11, 1908. 6:1630-3. A \$9,000-\$18,000. other consid and 100
- Same property. Newport Realty Co and Louis Lese to Frederick Holtermann and Mary his wife, ½ part, as tenants by entirety and John Meyer and Mary K his wife ½ part as tenants by entirety. Morts \$17,000 and all liens. Dec 10. Dec 11, 1908. 6:1630. other consid and 100
- 105th st W, No 69, n s, 118 e Columbus av, 32x100.11, 5-sty stone front tenement. Peter Wolfe to F John Remsen. Mort \$28,000. Dec 15. Dec 16, 1908. 7:1841-6. A \$15,300-\$34,000. other consid and 100
- 106th st E, Nos 401 to 413, n s, 69 e 1st av, 169x100.11, six 4 and one 5-sty brk tenements, stores in Nos 401 and 403.
- 106th st E, No 417, n s, 263 e 1st av, 25x100.11, 4-sty brk tenement and store.
- Joseph Solomon to Meyer Solomon. Undivided right, title and interest. All liens. Dec 15. Dec 16, 1908. 6:1700-4½ to 9 and 11. A \$62,000-\$116,500. gift
- 107th st E, Nos 205 and 207, n s, 125 e 3d av, 50x100.11, two 4-sty brk tenements and stores. PARTITION, Nov 12, 1908. Edwin A Watson (ref) to Henry M Mayer. Dec 15, 1908. 6:1657-6 and 7. A \$16,000-\$32,000. 26,000
- 112th st W, Nos 508 and 510, s s, 175 w Amsterdam av, 50x100.11, 8 and 9-sty brk and stone tenement. Houlder Hudgins to Chas J Dumas of Brooklyn. Morts \$129,000. Dec 15. Dec 16, 1908. 7:1883-40. A \$26,000-\$130,000. other consid and 100
- 114th st W, No 5, n s, 125.6 w 5th av, 25.6x100.11, 5-sty stone front tenement. Mary Goldstein HEIR Jacob Joseph to Rosa Joseph. All title. All liens. Dec 11, 1908. 6:1598-32. A \$13,000-\$26,000. 1,000
- 114th st W, Nos 111 and 113, n s, 225 w Lenox av, 52.6x100.11, two 5-sty brk tenements. Mary Goldstein HEIR Jacob Joseph to Rosa Joseph. All title. All liens. Dec 11, 1908. 7:1824-21 and 22. A \$25,000-\$54,000. 1,000
- 114th st E, Nos 135 and 137, n s, 87.6 w Lexington av, runs n 100.11 x w 26.9 x s 0.1 x w 17.10 x s 100.10 to st, x e 44.7 to beginning, 6-sty brk tenement. FORECLOS, Dec 11, 1908. Elek J Ludvig (ref) to Ignatz Roth. Mort \$45,000. Dec 15, 1908. 6:1642-13. A \$18,000-\$58,000. \$8,400 over and above mort for 45,000
- 116th st E, Nos 441 to 445, n s, 144 w Pleasant av, 57x100.10, 6-sty brk tenement and store. Joel M Marx to Carrie Lasker and Clementine Sostman. All liens. Dec 2. Dec 12, 1908. 6:1687. nom
- 118th st E, No 407, n s, 110.8 e 1st av, 16.8x100.11, 3-sty stone front dwelling. John Carucci to Rosario wife of John Carucci. Dec 3. Dec 12, 1908. 6:1806-5½. A \$4,500-\$7,500. other consid and 100
- 122d st E, No 322, s s, 250 e 2d av, 25x100.11, 6-sty brk tenement and store. Mort \$28,600.
- 122d st E, No 324, s s, 275 e 2d av, 25x114.3, 6-sty brk tenement and store. Mort \$33,400.
- Louis A Stern to Selma Alexander. Dec 10. Dec 12, 1908. 6:1798-46 and 47. A \$14,500-\$62,000. other consid and 100
- 122d st W, No 271, n s, 120 e 8th av, 20x100.11, 4-sty and basement stone front dwelling. James L Breese and ano EXRS, &c, Augusta E Breese to Thos F Scanlan. Dec 4. Dec 14, 1908. 7:1928-6. A \$9,600-\$15,000. 14,000
- 122d st W, No 273, n s, 100 e 8th av, 20x100.11, 4-sty and basement stone front tenement. James L Breese and ano EXRS, &c, Augusta E Breese to Thos F Scanlan. Dec 4. Dec 14, 1908. 7:1928-5. A \$9,600-\$15,000. 14,000
- 123d st W, No 345, n s, 90 w Manhattan av, 16.8x80, 3-sty and basement brk dwelling. John E McGowan to Cecelia M and Mary C McGowan, joint tenants. Dec 10. Dec 15, 1908. 7:1950-10½. A \$6,100-\$10,500. nom
- 124th st W, Nos 102 and 104, s s, 35 w Lenox av, 40x50.5, two 2-sty frame tenements and stores. Thos A Roe to Margaret C Minahan, of Albany, N Y. Mort \$17,000. Dec 10. Dec 11, 1908. 7:1908-36½. A \$13,000-\$14,000. other consid and 100
- 124th st W, No 426, s s, 350 e Amsterdam av, 25x100.11, 5-sty brk tenement. Flora Tohrner to Harry Sugarman. Mort \$26,000. Dec 12. Dec 14, 1908. 7:1964-50. A \$11,000-\$24,000. other consid and 100

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125th st E, s s, 249.6 w 1st av, strip 0.6x100. three 6-sty brk tenements and stores.  
Richard Hagedorn to Aetna Mortgage Co a corpn. Morts \$102,000. Nov 24. Dec 15, 1908. 6:1801-35, 36 and 38. A \$44,000-\$145,000. other consid and 100  
127th st E, No 23, n s, 266.3 e 5th av, 18.9x99.11, 3-sty stone front dwelling. Richard W Freedman to Frank Moss. Dec 8. Dec 11, 1908. 6:1752-11. A \$8,000-\$12,500. other consid and 100  
127th st E, No 20, s s, abt 220 e 1st av, -x-, 3-sty stone front dwelling. Geo B Goldschmidt LEGATEE Samuel B H Judah to Edward Goldschmidt his brother. 2-3 part. All liens. Oct 23. Dec 16, 1908. 6:1751-64. A \$8,500-\$13,000. gift  
128th st E, No 123, n s, 264 e Park av, 16x99.11, 3-sty stone front dwelling. Sigmund Sabel to Schnurmacher Realty Co. Morts \$8,394. Dec 11. Dec 16, 1908. 6:1777-12½. A \$5,000-\$9,000. nom  
129th st W, No 617 n s, 275 w Broadway, 25x199.10 to s s 130th 130th st W, No 622 st, 3 and 4-sty brk hotel and 2-sty brk tenement in 130th st. Elizabeth Mulligan to William Mulligan. Mort \$19,000. Dec 15. Dec 16, 1908. 7:1996-20. A \$15,000-\$22,000. 100  
131st st W, No 458, s s, 175 e Amsterdam av, 25x99.11, 5-sty brk tenement. Solomon Levinson to Sophie Acker. B & S. Nov 13. Dec 15, 1908. 7:1970-25. A \$6,500-21,000. 100  
136th st W, No 46, s s, 100 e Lenox av, 38.9x99.11, 5-sty brk tenement. Simon Epstein to Julia A Whitehorne. Mort \$35,500. Dec 12. Dec 14, 1908. 6:1733-64. A \$16,500-\$43,000. other consid and 100  
141st st W, Nos 310 and 312, s s, 150 w 8th av, 33.2x99.11x33.4x 99.11, two 3-sty brk dwellings. Annie Aaron and ano to Archibald A Gulick. Morts \$18,000 and all liens. Dec 8. Dec 11, 1908. 7:2042-55 and 56. A \$6,600-\$14,000. other consid and 100  
141st st W, No 311, n s, 175 w 8th av, 25x99.11, 5-sty brk tenement. FORECLOS. Nov 17, 1908. Chas L Cohn referee to Lina Kreielsheimer. Dec 11, 1908. 7:2043-7. A \$5,000-\$19,000. 22,500  
143d st W, No 256, s s, 225 e 8th av, 25x99.11, 6-sty brk tenement and store. Julius A Siegel to Marie M Cook. Mort \$22,000. Dec 12. Dec 15, 1908. 7:2028-55. A \$8,000-\$32,000. other consid and 100  
144th st W, No 509, n s, 133.9 w Amsterdam av, 16.6x99.11, 3-sty brk dwelling. FORECLOS. Nov 17, 1908. Frederick W Sperling ref to Susan Clist of Nassau Co, N Y. Dec 7. Dec 12, 1908. 7:2076-27. A \$5,000-\$10,000. 11,000  
145th st W, Nos 143 and 145, n s, 406.3 w Lenox av, 43.9x99.11, 6-sty brk tenement. Release mort. Title Guarantee & Trust Co to Pine Investing Co, a corpn. Dec 14. Dec 15, 1908. 7:2014-14 and part of lot 15. A \$-\$. 32,000  
Same property. Release mort. Max Marx to Pine Investing Co. Dec 14. Dec 15, 1908. 7:2014. 7,000  
148th st W, No 519, n s, 261 w Amsterdam av, 15.6x99.11, 3-sty brk dwelling. Alexander McCann to James W Silleck Jr. Mort \$9,000. Dec 15, 1908. 7:2080-21. A \$6,000-\$11,500. other consid and 100  
160th st W, No 540, s s, 375 w Amsterdam av, 15.5x99.11, 3-sty stone front dwelling. Gustav J Staats to Roberta Glasgow. Mort \$8,000. Dec 10. Dec 11, 1908. 8:2118-23. A \$5,000-\$11,000. other consid and 100  
160th st W, s s, 125 e Broadway, 50x99.11, vacant. Max Marx to Vanderbilt Tile Co, a corpn. Dec 10. Dec 11, 1908. 8:2118-11. A \$20,000-\$20,000. other consid and 100  
160th st W, Nos 507 to 529, n s, 150.1 w Amsterdam av, 259.11 x99.11, six 5-sty brk tenements. Harris Cohen to Cohen Realty Co. Morts \$74,000. Sept 16. Dec 11, 1908. 8:2119-47. A \$-\$. other consid and 100  
162d st W, n s, 100 e Broadway, 132.6x99.11, vacant. Isaac Lowenfeld to Barkin Construction Co. Morts \$39,000. Dec 9. Dec 11, 1908. 8:2122-part of lot 15. A \$-\$. other consid and 100  
162d st W, n s, 100 e Broadway, 132.6x99.11.  
162d st W, n s, 232.6 e Broadway, 132.6x99.11. two restriction agreements. Barkin Construction Co with Isaac Lowenfeld. Dec 9. Dec 11, 1908. 8:2122. nom  
163d st W, No 448, s s, 85 e Amsterdam av, runs s 100 x e 15 x s 12.6 x e 25 x n 112.6 to st, x w 40 to beginning, 5-sty brk tenement. Tremont Construction Co to Schuykill Realty Co, a corpn. All liens. Dec 9. Dec 14, 1908. 8:2110-10. A \$15,000-\$43,000. nom  
166th st W, No 465, n s, 125 e Amsterdam av, 25x100, 5-sty brk tenement. Saml A Hamel to Julia wife of and Patrick Dunphy. Mort \$20,000. Dec 15, 1908. 8:2111-111. A \$7,500-\$21,500. other consid and 100  
180th st W, s s, 175 w Amsterdam av, 100x100, vacant. Louis Garfel to The Pinehurst Realty Co, a corpn. Dec 9. Dec 11, 1908. 8:2152-39 and 40. A \$24,000-\$24,000. other consid and 100  
180th st W, s s, 95 e Audubon av, 25x100, vacant. Gustavus L Lawrence to Louis Garfel. Q C. Dec 7. Dec 11, 1908. 8:2152-39. A \$6,000-\$6,000. nom  
225th st W (Terrace view av), n e s, 108.7 s e Jacobus pl, 54.1x 107.11x50x128.7, vacant. Sumner Deane to Andrew J Larkin. Mort \$7,000. Dec 16, 1908. 13:3402-470. A \$8,000-\$8,000. other consid and 100  
225th st, late Terrace View av, n e s, 108.7 s e Jacobus pl, 54.1 x107.11x50x128.7, vacant. Peter J Shields to Sumner Deane. Mort \$7,000. Dec 3. Dec 11, 1908. 13:3402-470. A \$8,000-\$8,000. other consid and 100  
Av A, Nos 299 to 303, w s, 46 s 19th st, 46x90, 1 and 2-sty frame buildings of coal yard. U S Trust Co of N Y as TRUSTEE Ben-

jamin Stephens to John L S Cooke and Hannah C Morrisette. 11-30 parts. Dec 11. Dec 12, 1908. 3:950-32 and 33. A \$20,700-\$21,000. 7,333.33  
Same property. Robert L Redfield EXR Clemence L Stephens to same. 19-30 parts. Dec 10. Dec 12, 1908. 3:950. 12,666.67  
Av C, No 193, w s, 19 s 12th st, 19.6x67, 5-sty stone front tenement and store. Nathan Wechsler to Joseph Wechsler. All liens. Dec 11. Dec 15, 1908. 2:394-38. A \$9,000-\$14,000. nom  
Amsterdam av, Nos 1621 to 1625 n e cor 140th st, 99.11x40. 140th st, No 477  
Amsterdam av, Nos 1627 to 1633 s e cor 141st st, 99.11x35. 141st st, No 476  
two 7-sty brk tenements and stores.  
Isaac Schlesinger to Alfred C Bachman. Mort \$185,000. Dec 15. Dec 16, 1908. 7:2057-29 and 56. A \$48,000-\$142,000. other consid and 100  
Same property. Alfred C Bachman to Isaac Schlesinger. Mort \$187,500. Dec 15. Dec 16, 1908. 7:2057. other consid and 100  
Broadway s e cor 160th st, 99.11x175, vacant. Release mort. Equip-160th st table Trust Co of N Y to Henry K and Geo F Vingut TRUSTEES Elizabeth Floyd. Q C. Dec 10. Dec 11, 1908. 8:2118-5 to 11. A \$85,000-\$85,000. nom  
Same property. Release mort. Same to Geo F Vingut. Oct 19. Dec 11, 1908. 8:2118. nom  
Same property. Geo F and Henry K Vingut TRUSTEES Eliz F Floyd to Cathleen Turney. Nov 24, 1908. Dec 11, 1908. 8:2118. 115,000  
Broadway s e cor 160th st, 99.11x125. 160th st  
160th st, s s, 125 e Broadway, 50x99.11, vacant. Cathleen Turney to Max Marx. Dec 10. Dec 11, 1908. 8:2118-5 to 11. A \$85,000-\$85,000. other consid and 100  
Broadway s e cor 160th st, 99.11x125, vacant. Max Marx to Pine 160th st Investing Co, a corpn. Dec 10. Dec 11, 1908. 8:2118-5 to 9. A \$65,000-\$65,000. other consid and 100  
Broadway n w cor 178th st, 103x145.4x92.6x100, vacant. Alex-178th st ander Grant to Alexander Grant Construction Co. Mt \$52,000. Dec 14. Dec 16, 1908. 8:2176-62. A \$-\$. other consid and 100  
Broadway s w cor 144th st, 99.11x150, vacant. Louisa and Daisy 144th st E Booss to Ella M Schmitt. Dec 16, 1908. 7:2090-33 to 39. A \$89,000-\$89,000. other consid and 100  
Broadway, No 3078 s e cor 122d st, 92x100, 6-sty brk tenement 122d st, No 540 and store. The A C & H M Hall Realty Co to Pauline wife of Henry W Boettger. Mort \$165,000. Dec 15. Dec 16, 1908. 7:1976-61. A \$95,000-\$210,000. other consid and 100  
Broadway, Nos 3405 and 3407, w s, 39.11 n 138th st, 40x100, 6-sty brk tenement and store. August Schierloh to Sophie, Gerard B and Fredericka K Werner. Morts \$63,000. Dec 15. Dec 16, 1908. 7:2087-31. A \$25,500-\$60,000. other consid and 100  
Broadway, No 4232 s e cor 180th st, 102.1x127.10x100x107.4. 3-180th st sty brk dwelling and vacant. Thos S Walker of Long Lake, Hamilton Co, N Y, to The Barnard Realty Co, a corpn. Dec 15, 1908. 8:2163-29 to 33. A \$46,000-\$50,000. other consid and 100  
East End av, No 67, e s, 76.11 n 82d st, 25.4x100, 5-sty brk tenement. Morris Kite to Stephan Kaldrovics. B & S. Mort \$17,000. Dec 10. Dec 11, 1908. 5:1590-11. A \$8,000-\$17,500. other consid and 100  
Fairview av, s s, 102.1 w St Nicholas av, runs s 77.1 x s w 131.9 x n w 95.3 to av, x n e and e 163.5 to beginning, vacant. Thomas Alexander to Chas E Crowell and Mary S his wife, joint tenants. Dec 12. Dec 16, 1908. 8:2170-part of lot 400. A \$-\$. 100  
Fort Washington av, w s, 100 s 170th st, 75.7x107.2x75x98.5, vacant. John H Spinzer to Rebecca wife of Maurice Cohn, Borough of Queens. July 31. Aug 1, 1907. 8:2139-156. A \$18,000-\$18,000. (Our attention has been called to this deed which appeared in the Record and Guide of August 3, 1907. This deed did not appear on record, and was not recorded. It appeared in our columns inadvertently and by error. Should be eliminated). nom  
Lenox av, Nos 310 to 316 s e cor 126th st, 99.11x85, 3-sty brk 126th st, Nos 84 and 86 store. The Tailfer Co, a corpn to Middleton S Burrill of Nassau Co, N Y. Morts \$250,000. Dec 14. Dec 16, 1908. 6:1723-69. A \$125,000-P \$130,000. nom  
Lenox av, Nos 60 to 70 e s, extends from 113th to 114th sts, 113th st 201.10x125, 5-sty brk and stone hotel 114th st Balmoral. FORECLOS. Dec 1, 1908. Lewis B Hasbrouck ref to Sphinx Realty Co, a corpn. Mort \$250,000 and all liens. Dec 15. Dec 16, 1908. 6:1597-1. A \$237,000-\$320,000. \$10,000 over and above 1st mort for 250,000  
Madison av s w cor 89th st, runs s 25.8 x w 75 x s 75 x w 89th st, No 22 63.10 x n 100.8 to s s 89th st, x e 138.10 to beginning, 7-sty brk hotel. FORECLOS. Dec 3, 1908. Robt J Hare Powell ref to Edward V Loew, Jr. Dec 14, 1908. 5:1500-58. A \$183,000-\$270,000. 58,000  
Manhattan av, No 499, w s, 48.5 s 121st st, 15x80, 3-sty brk dwelling. Clara S Knight to Charles Dreyfuss. Morts \$7,500. Dec 15, 1908. 7:1947-50. A \$7,000-\$11,000. 100  
Manhattan av, No 511, w s, 36.11 n 121st st, 16x80, 3-sty and basement stone front dwelling. Wm P Rooney to Cecilia Herrman. Mort \$8,090. Dec 15. Dec 16, 1908. 7:1948-14. A \$8,000-\$12,500. other consid and 100  
Marble Hill av, No 39, late Kingsbridge road, n w s, 359.3 n e. 225th st, late Terrace View av, 35.2x100, 2-sty frame dwelling. Eliza Frees to Chauncey A Frees. Dec 12. Dec 14, 1908. 13:3402-515. A \$4,200-\$7,500. nom  
Northern av w s, 510.8 n 181st st, runs s 89.7 x n w 292.9 Riverside Drive and 5.4 to e s Riverside Drive, x n 62.7 x n e 264.7 to beginning, vacant. Einar W Olsen to Paterno Construc-

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS Beams in all sizes always on hand and cut to lengths as required

HARRIS H. URIS OFFICE AND WORKS 525-535 W. 26TH ST. TELEPHONE, 1835-6 CHELSEA

tion Co. Morts \$35,000. Dec 15. Dec 16, 1908. 8:2179-22. A \$15,000-\$15,000. other consid and 100 Northern av | w s, 510.8 n 181st st, runs s 89.7 x n w 292.9 x Riverside Drive | n w 5.4 to e s Riverside Drive (Boulevard Lafayette), x n 62.7 x n e 264.1 to beginning, vacant. Chas L Perry to Einar W Olsen. Mort \$20,000. Dec 10. Dec 15, 1908. 8:2179-22. A \$15,000-\$15,000. other consid and 100 Old Broadway, Nos 2344 and 2346 | s e cor 130th st, 85x100.1, two on map Nos 2344 to 2350 | 6-sty brk tenements and stores. 130th st W, No 526 | Release mort. Fred'k W Marks and Asher Holzman to Fleischmann Realty & Construction Co. Dec 15, 1908. 7:1984-47 and 49. A \$39,000-P \$65,000. omitted Park av | n e cor 92d st, runs e 171.6 x s 30 to c l of 92d st, x 92d st | w 171.6 to av, x n 30 to beginning, vacant. John T Farish to The Mayor, &c, of City N Y. Q C. July 1, 1852. Dec 14, 1908. 5:1521. nom Riverside Drive | n e cor 143d st, -x-. Cancellation of assignment of rents dated June 10, 1908. Samuel Gott-helf to Hawthorne Building Co. Dec 10. Dec 14, 1908. 7:2090. nom Riverside Drive | s e cor 99th st, 106.10x80.11x100.11x116.1, vacant. 99th st | Century Holding Co to The West Side Construction Co. Mort \$90,000. Dec 15, 1908. 7:1888-36. A \$110,000-\$110,000. nom St Nicholas av | s w cor 164th st, 106.7x91x99.11x53.9, vacant. 164th st | Release mort. Albert Forsch to Jacob Herb. Dec 11, 1908. 8:2122-part of lot 116. A \$- \$-. 30,000 St Nicholas av | s w cor 164th st, runs w 53.9 to c l of Audubon av Audubon av | as on map of e part of property of Instn for the Instruction of Deaf & Dumb, x s 99.11 x e 91 to St Nicholas av, x n 106.7 to beginning, vacant. Jacob Herb to One Hundred and Sixty Fourth Street Co, a corpn. Oct 1. Dec 11, 1908. 8:2122-part of lot 116. A \$- \$-. other consid and 100 St Nicholas av, No 608, e s, abt 56 n 140th st, -x-, 5-sty brk tenement. Geo B Goldschmidt LEGATEE Samuel B H Judah to Edward Goldschmidt his brother. 2-3 parts. All liens. Oct 23. Dec 16, 1908. 7:2048-45. A \$4,000-\$14,000. gift St Nicholas av, Nos 150 to 158 | s e cor 118th st, 118.5x61.11x100.11 118th st, No 206 | x123.11, 5-sty brk and stone hotel Cecil. Wm B Franke to William B Franke Realty Co, a corpn. B & S. Morts \$145,000. Oct, -, 1908. Dec 15, 1908. 7:1923-38. A \$60,000-\$135,000. other consid and 100 Wadsworth av | s e cor 182d st, 70x50, 5-sty brk tenement and 182d st | stores. Emily Uthe to the Schuylkill Realty Co, a corpn. All liens. Dec 9. Dec 14, 1908. 8:2165-4. A \$16,500-\$52,000. nom Wadsworth av, w s, 25 n 180th st, 50x90, vacant. Nina C DuBois to Ella M Schmitt. Mort \$8,000. Dec 10. Dec 12, 1908. 8:2163-59. A \$15,000-\$15,000. other consid and 100 Wadsworth av | n w cor 180th st, 25x90, vacant. Michael J Dowd 180th st | to Ella M Schmitt. Dec 10. Dec 11, 1908. 8:2163-61. A \$11,000-\$11,000. other consid and 100 West End av, No 401 | n w cor 79th st, 102.2x100, 9-sty brk and 79th st, No 301 | stone tenement. Wm B Franke to William B Franke Realty Co, a corpn. B & S. Morts \$341,000. Oct -, 1908. Dec 15, 1908. 4:1244-12. A \$100,000-\$350,000. other consid and 100 1st av, No 2070 | n e cor 107th st, 25.11x113, 6-sty brk tenement 107th st, No 401 | and store. Eliz A Brown to Carmela Palladino. 1/2 part. Mort \$35,000. July 2. Dec 12, 1908. 6:1701-1. A \$14,000-\$45,000. other consid and 100 1st av | n w cor 58th st, runs s 30 to c l 58th st, x w 100 x n 30 58th st | to n s 58th st, x e 100 to beginning, vacant. Caroline A Lewis (Lozier) widow and EXTRX of James Lozier to the Mayor, &c, of the City of N Y. Oct 15, 1851. Dec 14, 1908. 5:1351. nom 2d av, No 2389, w s, 75 s 123d st, 25x80, 5-sty brk tenement and store. John B O'Donnell to Nathan Gordon and Leopold Schlessel of Brooklyn, N Y. Mort \$20,000. Given as collateral security for loan of \$3,256.10. Dec 15. Dec 16, 1908. 6:1787-24. A \$10,000-\$22,000. nom 2d av, No 2395 | s w cor 123d st, 25x62, 5-sty brk tenement and 123d st, No 244 | store. John B O'Donnell to Nathan Gordon and Leopold Schlessel and Sarah Goldstein, all of Brooklyn. Mt \$28,500. Nov 2. Dec 16, 1908. 6:1787-29. A \$13,000-\$25,000. 100 2d av, No 1328 | n e cor 70th st, 25.5x74, 5-sty stone front tene- 70th st, No 301 | ment and stores. Jonas Weil et al to Richard R Costello. Mort \$24,000. Dec 15, 1908. 5:1445-1. A \$18,000-\$34,000. other consid and 100 2d av, No 2288, e s, 100.11 s 118th st, 25.3x100, 5-sty stone front tenement and stores. CONTRACT. Mildred D Weaver with Emma Crocicchia. Morts \$23,500. June 25. Dec 15, 1908. 6:1689-4. A \$10,000-\$23,000. 25,500 2d av, Nos 1920 and 1922 | n e cor 99th st, 40.11x106, 6-sty brk 99th st No 301 | tenement and stores. FORECLOS. Dec 9, 1908. Edw D Dowling (ref) to Geo C Schneider, of Brooklyn. Dec 15, 1908. 6:1671-1. A \$23,000-\$70,000. 26,000 2d av, No 2302 | n e cor 118th st, 27x80, 5-sty brk tenement 118th st, No 301 | and store. Mabel L Port to David Heller. All liens. Nov 28. Dec 12, 1908. 6:1795-1. A \$15,000-\$31,500. omitted 3d av, No 442, on map Nos 442 and 444, w s, 49.4 s 31st st, 49.4x 100, 6-sty brk tenement and store. The Hermitage Co to George Tomes of Brooklyn. Mort \$73,000. Nov 20. Dec 16, 1908. 3:-886-48. A \$43,000-\$90,000. nom 3d av, Nos 1763 and 1765 | s e cor 98th st, 50.9x83.9, two 5-sty 98th st, No 200 | brk tenements and stores. Arnold Construction Co to Etta Potter. All liens. Aug 28. Dec 16, 1908. 6:1647-45 and 46. A \$35,000-\$62,000. other consid and 100 3d av, No 1786 | w s, 175.11 s 100th st, 25.11 to 99th st, 99th st, Nos 173 and 175 | x100, 4-sty brk tenement and store and 1-sty brk store in st. Alvina Potthast to Aetna Mortgage Co, a corpn. Mort \$40,000. Nov 18. Dec 15, 1908. 6:1627-33. \$25,000-\$32,000. other consid and 100 3d av, No 1665, e s, 25.8 n 93d st, 25x90, 5-sty brk tenement and store. Frances E Winans to George Ehret. Dec 15, 1908. 5:1539-2. A \$16,000-\$24,000. other consid and 100 3d av, Nos 798 to 806 | n w cor 49th st, 100.5x80, one 5 and four 49th st, No 165 | 6-sty stone front tenements and stores. Release mort. Wm J Hirschfeld to Leopold Hellinger. Dec 14. Dec 15, 1908. 5:1304-33 to 36. A \$87,000-\$149,000. 1,000

Same property. Nathan Hutkoff and Wm J Hirschfeld to same. Q C. All liens. Dec 14. Dec 15, 1908. 5:1304. other consid and 1,000 3d av, No 2136, w s, 75 s 117th st, 25x100, 4-sty brk tenement and store, with 1-sty brk extension. James L Breese and ano EXRS, &c, Augusta E Breese to Thos F Scanlan. Dec 4. Dec 14, 1908. 6:1644-37. A \$20,000-\$27,000. 34,100 3d av | n w cor 92d st, runs w 475 x s 30 to c l of 92d st, x e 475 92d st | to av, x n 30 to beginning, vacant. Daniel Fanshaw to The Mayor, &c, of the City of N Y. Q C. July 1, 1852. Dec 14, 1908. 5:1521. nom 3d av | s w cor 92d st, runs w 590 x n 30 to c l of 92d st, and e 92d st | 590 to av, x s 30 to beginning, vacant. Albro Howell to The Mayor, &c, of the City of N Y. Q C. July 1, 1852. Dec 14, 1908. 5:1520. nom 3d av, No 1891, e s, 75.8 s 105th st, 25.1x74. Mort \$24,750. 3d av, No 1893, e s, 50.5 s 105th st, 25.3x74. Mort \$24,750. 3d av, No 1895, e s, 25.2 s 105th st, 25.3x74. Mort \$25,000. three 4-sty brk tenements and stores. Edward Armm to Eugenie Gordon. Dec 11. Dec 14, 1908. 6:-1654-46 to 48. A \$39,000-\$63,000. other consid and 100 3d av, No 1891, e s, 75.8 s 105th st, 25.1x74, 4-sty brk tenement and store. Eugenie Gordon to Annie Silverman. Mort \$24,750 and all liens. Dec 14, 1908. 6:1654-48. A \$13,000-\$21,000. other consid and 100 5th av, No 1027, e s, 25.8 s 84th st, 40x100, 5 and 6-sty stone front dwelling. Geo C Clark to Harriet S A Clark his wife. B & S. Mort \$250,000. Dec 12. Dec 14, 1908. 5:1495-70. A \$176,000-\$360,000. nom 5th av, No 2163, e s, 25 n 132d st, 24.11x90, 5-sty brk tenement and stores. Julia A Whitehorne to Simon Epstein. Morts \$25,000. Dec 10. Dec 14, 1908. 6:1757-2. A \$13,000-\$26,000. other consid and 100 5th av, e s, abt 75 n 95th st, 25x100, 1 and 2-sty frame building. Emanuel Blumenstiel et al EXRS, &c, Alexander Blumenstiel to Mary D Gerard. Dec 11, 1908. 5:1507-4. A 50,000-\$50,000. 61,500 5th av, No 1053, e s, 50 n 86th st, 19x102.2, 4 and 5-sty brk and stone dwelling. Sarah W Clark to George Leary. Morts \$80,000. Dec 9. Dec 15, 1908. 5:1498-3. A \$79,000-\$105,000. nom 7th av, Nos 2564 and 2566, w s, 59.11 n 148th st, 40x100, 5-sty brk tenement and stores. Herman R Elias to Louis Stern. B & S. Mort \$37,000. Dec 15, 1908. 7:2034-32. A \$19,000-\$40,000. other consid and 100 7th av, Nos 2564 and 2566, w s, 59.11 n 148th st, 40x100, 5-sty brk tenement and stores. William Singer et al to Herman R Elias. Mort \$46,000. Nov 4. Dec 15, 1908. 7:2034-32. A \$19,000-\$40,000. other consid and 100 7th av, No 277, e s, 40.1 s 26th st, 19.4x70, 4-sty brk tenement and store. Henry Voorhis to Wilber C Goodale. Morts \$24,000. Apr 10. Dec 15, 1908. 3:801-79. A \$17,000-\$20,000. other consid and 100 7th av, Nos 1827 and 1829, e s, 25.2 n 111th st, 75.8x100, two 5-sty brk tenements. Chas E Crowell et al to Harry Rosenthal. Morts \$40,000. Dec 3. Dec 16, 1908. 7:1821-2 and 4. A \$60,000-\$110,000. 100 7th av, Nos 2415 and 2417 | n e cor 141st st, 39.11x100, 6-sty brk 141st st | tenement and store. CONTRACT. Crystal Realty and Construction Co with Francis J Welton. Mts \$80,000. Dec 10. Dec 12, 1908. 7:2010-1. A \$33,000-P \$65,000. 100,000 8th av, No 2690 | s e cor 143d st, 25.1x75, 4-sty brk tenement and 143d st, No 278 | store. Jennie Thompson to Benj F Carpenter. 1/2 part. All liens. Aug 31. Dec 16, 1908. 7:2028-61. A \$15,000-\$21,000. nom An island of meadow and sunken marsh at mouth of Little Hell gate, between Wards and Randall's Islands, in East River. Anna J Wood to Edward M Hewlett, of Schenectady, N Y. her nephew. All title. B & S. All liens. Nov 27. Dec 16, 1908. 6:1593. gift Interior gore, at c l blk between 51st and 52d sts, and 225 w 1st av, runs s 35.1 x n w 19.1 x n 31.6 x e 18.9 to beginning, 2-sty brk building. Samuel Schwarzschild to Fannie Joseph. Q C. and correction deed. Dec 4. Dec 12, 1908. 5:1344-17 1/2. A \$1,500-\$1,500. nom Plot begins at c l of block between 115th and 116th sts, distant 245 w 3d av, runs s 0.11 x w 25 x n 0.11 to c l blk x e 25 to beginning, vacant. Phebe A Sidell widow and LEGATEE Cornelius V Sidell to Emanuel Alexander. B & S. Dec 1. Dec 12, 1908. 6:1643. 100

MISCELLANEOUS.

Appointment of trustee. Mary A P Draper to John S Billings as TRUSTEE in place of James Foster decd. Dec 12. Dec 14, 1908. nom Appointment of trustee. Same to same as TRUSTEE as successor of Richard S Palmer and Courtlandt Palmer, Jr, decd. Dec 12. Dec 14, 1908. nom Appointment of TRUSTEE. John H Higgins and ano TRUSTEES Nathaniel D Higgins to Lewis C Ledyard, Jr. Dec 8. Dec 15, 1908. nom General conveyance of part estate of Samuel B H Judah which portion consists of 2-3 interest in said estate and designated as parcel C (Trust 3-9-15), together with 2-3 of all rents, incomes, &c, of said parcel C, with 2-3 parts of all stocks, bonds, morts, &c, belonging to said parcel C. Geo B Goldschmidt LEGATEE of Samuel B H Judah to Edward Goldschmidt, his brother. All liens. Oct 23. Dec 16, 1908. gift Power of Attorney. Louis Golde to Morris Golde. Oct 15. Dec 15, 1908. Power of attorney. Alice A Marquand to Frank Storrs of Rye Lake, N Y. June 30, 1903. Dec 16, 1908. Power of attorney. Eliz L Marquand to same. Jan 3, 1905. Dec 16, 1908. Power of attorney to receive all sums of money under mortgage Louis J Kahn INDIVID and as ADMR Sarah Kahn to Leonard M Wallstein. Dec 5. Dec 12, 1908. Power of attorney. Henry Sander of Newark, N J, to Chas C Deubel of Newark, N J. Mar 16. Dec 14, 1908. Revocation of Power of Attorney. Julia K Simon to Monroe L Simon. Dec 5. Dec 15, 1908.



**HECLA IRON WORKS**

North 10th, 11th and 12th Streets  
BROOKLYN,

Architectural Bronze  
AND  
IRON WORK

**BOROUGH OF THE BRONX.**

Under the head the \* denotes that the property is located in the new Annexed District (Act of 1895).

- Beech Terrace, s s, 60.10 e Crimmins av, strip 0.2x100. Chas T Wills to Henrietta Renshaw. Dec 9. Dec 11, 1908. 10:2555. nom
- Devoe st, that part which lies east of c l of Nelson av, and w of c l of block 2513 and n of line 174.7 n 165th st, and s of a line about 15.10 n of last mentioned line, vacant. Wm F Scott assignee in bankruptcy of David Austen, Jr, bankrupt, to Henry Gerber. All title. Confirmation deed. Dec 8. Dec 11, 1908. 9:2513. 55
- Same property. Assignment of bid. Lawyers Title Ins and Trust Co to same. All title. Dec 7. Dec 11, 1908. 9:2513. nom
- Hoffman st, w s, 104.7 s 188th st, 50x96.11, vacant. Giovanina Damiano to Martin L Henry. Morts \$5,000. Dec 14. Dec 15, 1908. 11:3056. other consid and 100
- Irvine st, e s, 257.5 s Garrison av, 25x100, 2-sty frame dwelling. Irvine Realty Co to John F Matuszewski. Mort \$6,000. Dec 12. Dec 14, 1908. 10:2761. other consid and 100
- \*Juliana st | n w cor Elliot av, 125x100, Olinville. Frederick Meyer Elliot av | to Joseph Poldow. Dec 12. Dec 14, 1908. other consid and 100
- Kelly st, e s, 99 n 167th st, 50x106.2x50x105.8, vacant. Grace Schneider widow and ano HEIRS, &c, Morris Schneider to Abraham Schneider. Q C. June 24, 1907. Dec 16, 1908. 10:2706. 100
- Lillian pl (Division st), n w s, abt 108.10 s Tremont av and adj land of Andrew Berry, runs n w 79.8 to land of Methodist Church x n e 32.6 x s e 79.8 to pl, x s w 31.9 to beginning, 2-sty frame dwelling. Release mort. Amanda Bussing to David H Lieberman. Dec 5. Dec 15, 1908. 11:3005. nom
- Same property. David H Lieberman to Chas W Vettermann. Mt \$3,000. Dec 11. Dec 15, 1908. 11:3005. nom
- Same property. Chas W Vettermann to P M Ohmeis & Co. Dec 14. Dec 15, 1908. 11:3005. other consid and 100
- Mt Hope pl, No 22, s s, 165 w Walton av, 25x125, 3-sty brk dwelling. Solmax Realty Co to Louis Korn. Mort \$7,000. Dec 15. Dec 16, 1908. 11:2851. 100
- Mount Hope pl, No 18, s s, 215 w Walton av, 25x125, 3-sty brk dwelling. Theo A Grasmuck to Annie E Gaffney. Mort \$7,500. Dec 10. Dec 11, 1908. 11:2851. nom
- Rogers pl, Nos 967 and 967½, w s, 508.10 n Westchester av, 34.5 x70.9x35.1x71, two 3-sty frame tenements. Dora Hartung to John Miller. June 15. Dec 15, 1908. 10:2698. exch
- \*Vickery lane, at n w cor land of John Eckhoff, runs e 134.2 to land James Ketchem, x s 78.10 x w 134.2 x n 78.10 to beginning, City Island. PARTITION, Oct 7, 1908. Daniel F Cohalan ref to Robt W Vickery and Annette A Williams. Nov 13. Dec 14, 1908. 5,000
- \*Vickery lane, s s, 321.3 e Main st, runs e 134.2 x n 13 x w 134.2 x s 13 to beginning City Island. Chas E Vickery et al to same. All title. B & S. Dec 11. Dec 14, 1908. nom
- \*Same property. Ellen J Vickery to same. All title. B & S. Dec 10. Dec 14, 1908. other consid and 100
- \*Washington st, e s, — n Railroad av, 25x100, and being lot 225 map Section 4 St Raymond Park, formerly known as lot 452 map Unionport (map No 222). Daniel Zeccola to Antonio Caggiano. All liens. Aug 28. Dec 15, 1908. nom
- \*West Carroll st, n s, 950.2 w City Island av, 100x100, City Island. John B Hegeman to Henry S Brooke of Brooklyn. All title. Q C. Mort \$2,000. Dec 12. Dec 14, 1908. 786
- \*Washington st, w s, 150 s Morris Park av, 50x100. Charles Ringelstein to Charlotte Salm. Morts \$8,000. Dec 12. Dec 14, 1908. other consid and 100
- 132d st, Nos 689 and 691, n s, 170 e Trinity (Cypress) av, 30x110, two 2-sty frame dwellings. Julia Vaine to Agnes L Burke. All liens. Oct 26. Dec 15, 1908. 10:2561. other consid and 100
- Same property. Agnes L Burke to Viola Bauer. Morts \$5,000 and all liens. Dec 11. Dec 15, 1908. 10:2561. nom
- Same property. Viola Bauer to Lydia Taylor and Margaret McKeever. Mort \$5,000 and all liens. Dec 14. Dec 15, 1908. 10:2561. nom
- 138th st, s s, 75 w Alexander av, 25x100, vacant. Release mort. Chas A Strauss to Alexander Development Co, Inc. Dec 9. Dec 14, 1908. 9:2313. 1,500
- 140th st, s s, abt 167.2 w Robbins av, 75x100.10, vacant. Winifred C Kennedy to Chas W Thom of Haverhill, Mass. Mort \$6,900. Dec 7. Dec 14, 1908. 10:2568. other consid and 100
- 145th st, Nos 433 and 437, n s, 325 e Willis av, 50x100, 4-sty brk tenement and 2-sty frame dwelling. Wm A Piering son and HEIR of Antonie Piering to The John Eichler Brewing Co. 1-10 part. Mort \$650 on said 1-10 interest. Dec 11, 1908. 9:2290. 300
- 149th st, s s, 100 e Courtlandt av, 50x86.6, 2-sty frame storage building and vacant. Henry Morgenthau Co to Hugh J Grant. B & S. Dec 15, 1908. 9:2327. other consid and 100
- 152d st, Nos 293 and 295, old Nos 527 and 529, n s, 250.3 (?) e Morris av, 50x100, two 2-sty frame dwellings. CONTRACT. Michele Del Giudice with Pasquale Attona. Morts \$11,000. Apr 7, 1906. Dec 15, 1908. 9:2412. 14,000
- 179th st, No 60, s s, 80 w Morris av, 20x80, 2-sty brk dwelling. August Jacob to Joseph A Richter. Mort \$7,500. Nov 30. Dec 11, 1908. 11:2829. other consid and 100
- 181st st, No 617, n s, 115.2 w Hughes av, 17.2x95, 2-sty frame dwelling. Union Exchange Bank to John J Donovan. Oct 31. Dec 14, 1908. 11:3070. other consid and 100
- \*222d st (8th av), n s, 505 e 4th av, 71.6x—x100x114 w s, except part for 222d st. Wakefield. Moses Salm to Charles Ringelstein. Mort \$2,000. Dec 12. Dec 14, 1908. other consid and 100
- \*223d st, late 9th st, s s, 80 w White Plains road, 25x114, Wakefield. Thos F Tressel EXR and TRUSTEE Geo H Tressel to Thos H Stanton. All liens. Dec 15. Dec 16, 1908. nom
- \*225th st, s s, 336.4 w Paulding av, 50x100. Amelia Steinmetz to Melrose Realty Co, a corpn. Mort \$1,050. Dec 3. Dec 12, 1908. other consid and 100
- \*Same property. Melrose Realty Co to Pasquale and Anna Covello father and daughter. Mort \$1,050. Dec 10. Dec 12, 1908. other consid and 100
- \*227th st, late 13th av, n s, 155 e 4th st or av, 25x114, Wakefield. Jacob Minka to Katharina Masche. Mort \$5,000. Sept 27, 1907. Dec 15, 1908. other consid and 100
- 238th st (2d av), s s, 275 e Martha av, 25x100, vacant. Samuel Garland to Anna M Hupfel. Dec 10. Dec 11, 1908. 12:3391. other consid and 100
- \*240th st, late Westchester av | n w cor Marian st, 50x100, lot Marian st | 331 map Washingtonville. Wm T Mapes to Wm D Miller. Q C. Dec 5. Dec 16, 1908. nom
- \*Same property. Ella Battnick to Wm D Miller. Q C. Dec 10. Dec 16, 1908. nom
- \*241st st, late Becker av, n e s, 100 e Matilda av and being n w ½ of lot 125 map Washingtonville, 25x100. Release mort. Benj De F Curtiss to Wm H Bard, of Mt Vernon, N Y. July 13, 1895. Dec 12, 1908. 450
- \*Av B, e s, 33 s 12th st, 50x105, Unionport. Cath A and Anna E Cox to Francis R Cox. Dec 15. Dec 16, 1908. other consid and 100
- Anthony av, No 2056, e s, 191.8 n Burnside av, 16.8x138x16.11x143.2, 2-sty frame dwelling. Julius R Caesar EXR Fredk W Caesar to Charles McCarthy. Mort \$2,500. Dec 15. Dec 16, 1908. 11:3149. 4,600
- Aqueduct av, n e cor proposed new st, 50x100 and being lots 44 and 45 map of Century Investing Co, vacant. Michael J Dowd to Richard R Maslen. ½ part. All title. All liens. Dec 14. Dec 16, 1908. 11:2876. 100
- Aqueduct av E, No 2348, e s, 101.3 s 184th st, 16.2x73.11x16x71.4, 3-sty brk dwelling. Release mort. Our Realty Co to Wm H Bursmith. Q C. Oct 30. Dec 16, 1908. 11:3209. 107
- Arthur av, No 2015, w s, 86.1 s 179th st, 26.1x90, 2-sty frame dwelling. Elizabeth Fox to James E McFadden. Mort \$4,500 and all liens. Nov 16. Dec 12, 1908. 11:3068. other consid and 100
- \*Burdett av, n s, 209.4 w Fort Schuyler road, 50x100. Fort Schuyler road, w s, abt 50 s Lampport av, runs s abt 75 x w — x n 25 x w — x n 50 x e 106.11 to beginning, Tremont Heights. Release mort. Eugene R Dennis et al to the Lampport Realty Co. Dec 3. Dec 15, 1908. 1,000
- Brook av, No 1006, e s, 123.1 s 165th st, 26.6x155.11x25x164.9, 4-sty brk tenement. FORECLOS, Dec 11, 1908. Roger A Pryor ref to Chas H Zumbuehl and Minnie his wife, tenants by entirety. Dec 15. Dec 16, 1908. 9:2386. 11,000
- Brook av, Nos 202 and 204, e s, 40 s 137th st, 40x100, 6-sty brk tenement and store. Release mort. Manhattan Mortgage Co to The Brook Construction Co. Dec 5. Dec 16, 1908. 9:2264. 5,500
- \*Briggs av, n s, 122 e Maple av and being lot 216 and part lot 217 map Williamsbridge, 53.4x94.5. Nicholas Illich to Adelaide Illich. Mort \$2,000. Dec 9. Dec 11, 1908. nom
- Bathgate av, No 2297, n w s, 35 n e 183d st, 17.6x70, 2-sty frame dwelling. Geo A Kuhnhold HEIR Jacob Kuhnhold deed to Lizzie C and Ernestine Kuhnhold remaining heirs said decedent. Q C. Dec 10. Dec 12, 1908. 11:3053. nom
- Bryant av, e s, 92.8 n 167th st, 100x100, vacant. Belinda T Lyttle to Samuel Lyttle. B & S and correction deed. Nov 5. Dec 12, 1908. 10:2754. nom
- Boston road, No 1384, s e s, 320 n e Union av, runs n e 31.4 to an angle, x again n e 21.8 x s e 139.7 x s w 23.10 x n w 134.2 to beginning, 5-sty brk tenement and stores. Wolff Malino to Ernestine Malino. ½ part. Q C. Mort \$42,000. April 24. Dec 12, 1908. 11:2962. other consid and 100
- Boston road, s e s, 50 n 165th st, 59.8x98x50x130, vacant. Release mort. Chas L Palmer to Joseph A Richter and Eliz P his wife. Nov 30. Dec 12, 1908. 10:2622. nom
- Same property. Release mort. N Henry W Schutt to same. Dec 5. Dec 12, 1908. 10:2622. nom
- Boston road, s e s, 59.5 n 165th st, 59.5x97.11x50.2x129.10, vacant. Eliz P Richter to August Jacob. Mort \$15,250. Dec 11. Dec 12, 1908. 10:2622. other consid and 100
- Bathgate av, No 1647 and 1651, w s, 150 s 173d st, 70x120, except part for av, two 5-sty brk tenements. Harry Berend et al to Harry Schiffman. Morts \$65,000. Dec 7. Dec 11, 1908. 11:2914. other consid and 100
- Bathgate av, Nos 1822 to 1826, e s, 128.5 n 175th st, 75x99.5x75x99.1, two 5-sty brk tenements.
- Bathgate av, e s, 203.5 n 175th st, 8x99.7, vacant. Chas T Streeter and Frank A Ten Brook to Streetbrook Realty Co, a corpn. Q C. Dec 11. Dec 14, 1908. 11:2923. other consid and 100
- Brook av, No 1458 | n e cor St Pauls pl, 34.2x100.6x28.4x100.7, 4-St Pauls pl, No 671 | sty brk tenement and stores. Jonas Weil et al to Hedwig Rothschild. B & S. All liens. Dec 11. Dec 14, 1908. 11:2895. other consid and 100
- Brook av | n w cor 170th st, 50x90, vacant. Westchester Avenue 170th st | Realty Co to Geo H Hill Realty Co. Mort \$16,000. Dec 12. Dec 14, 1908. 11:2896. other consid and 100
- Bergen av, No 540. Power of Attorney. Friedrich and Martha Goetz, of Muenchen, Germany, to Geo H Engelhard. Aug 21. Dec 15, 1908.
- Boone av, No 1348, e s, 95.6 s West Farms road, 25x100, 2-sty brk dwelling. Joseph Jacobs to Louis K Berman. Mort \$6,200. Dec 1. Dec 15, 1908. 11:3012. nom
- Crotona av, No 1419 | w s, 165.5 n 170th st, 25x89.11, to e s Clinton Clinton av | av, x24.1x100.9, 2-sty frame dwelling. Hermann G Unger to Harry Kolbe. Dec 14. Dec 15, 1908. 11:2936. other consid and 100
- Clinton av | s e cor 178th st, 25x100x24.8x100, 5-sty brk 178th st, No 730 | tenement and store. Timothy J Raftery to M Grohs Sons. Mort \$23,000. Nov 11. Dec 16, 1908. 11:3093. other consid and 100
- Concord av, No 333, w s, 120 n 141st st, 20x100, 3-sty brk dwelling. Wm Lipkin to Moritz L and Carl Ernst. Mort \$6,250. Dec 15, 1908. 10:2573. other consid and 100
- \*Classon av, w s, abt 151 s Merrill st, 75.5x102.6x—x—. Maria D McKechnie to Margaret Watt. B & S and C a G. Mar 18. Dec 14, 1908. nom
- Creston av, No 2015, w s, 346.2 s Burnside av, 28x100, 2-sty frame dwelling. Arthur H Sigler to Tillie E Sigler. Mort \$5,000. Oct 1, 1906. Dec 12, 1908. 11:2807. other consid and 100
- Courtlandt av, No 794, e s, 24 s 158th st, 24.6x91.11, 4-sty brk tenement and store. Charles Singer to Moritz L and Carl Ernst. Mort \$9,500. Dec 26, 1906. Dec 12, 1908. 9:2404. other consid and 100
- Courtlandt av, No 620, e s, 50 n 151st st, 25x100, 5-sty brk tenement and store. Sheriffs certificate of sale. Thomas F Foley (sheriff) to Emma Boehme. All right, title and interest of defendant Mary Wirsing which she had on May 26, 1899. Nov 20, 1908. Dec 16, 1908. 9:2398. 1,990
- \*DeMilt av or 242d st, n s, lot 248 map Penfield property, South Mount Vernon, 47.3x83.2x27.9x89.11 w s. Morris Hodes to Sarah Hodes. July 30. Dec 15, 1908. nom

# THE GEORGE A. JUST CO. || IRON WORK.

**239 VERNON AVENUE FOR BUILDINGS**  
**LONG ISLAND CITY NEW YORK**

Decatur av or Norwood av, e s, 50 s 209th st, 50x100, vacant. Frederick Realty Co to Wm H Perry. Mort \$2,250. Dec 15. Dec 16, 1908. 12:3355. other consid and 100

\*Fox av, w s, 100 n Jefferson av, 25x100, Edenwald. Ida C Smith to Smith-Rowe Realty & Construction Co. Mort \$4,000. Dec 12. Dec 15, 1908. 100

\*Gifford av, n s, 630.8 e Balcom av, 25x100.8x25x100.6, Westchester. Emma N Polak to Wm C Jones of Brooklyn. Dec 12. Dec 14, 1908. other consid and 100

\*Gifford av, n s, 655.8 e Balcom av, runs n 100.8 x e 25 to w s Swinton st | Swinton st, x s 100.10 to av, x w 25 to beginning, Westchester. Release mort. Corn Exchange Bank to John R Peterson. Q C. Dec 12. Dec 14, 1908. nom

\*Gifford av, n s, 655.8 e Balcom av, 25 to w s Swinton st, x Swinton st | 100.10x25x100.8, Westchester. John R Peterson to Wm C Jones of Brooklyn. Dec 11. Dec 14, 1908. other consid and 100

Gun Hill road, s s, at c l DeKalb av, runs w along road 80 x s 101.3 x e 80 to c l De Kalb av, x n 102.9, vacant. Michael J Dowd to Richard R Maslen. 1/2 part. All liens. Dec 14. Dec 16, 1908. 12:3327. 100

Hughes av | s w cor 182d st, 66.11x48.8x80x50.4, vacant. Chas R 182d st | Reich to Marie Krabo and Henry A Schwicardi. Q C. Dec 9. Dec 11, 1908. 11:3070. nom

Hughes av, w s, 203 s Pelham av, 50x87.6, vacant. Orlando Cipriani to Cipriani Realty and Construction Co. All liens. Dec 15. Dec 16, 1908. 11:3078. other consid and 100

Jerome av, e s, 175 n 200th st or Southern Boulevard, 50x100, vacant. Caroline H Ray INDIVID and EXTRX Martin H Ray to Anne Gully. Dec 14. Dec 16, 1908. 12:3321. other consid and 100

\*Kinsella av, No 834, s s, 100 e Rose st, 25x100. Edw J Cahill to Buhimil Simek. Mort \$3,000. Dec 10. Dec 11, 1908. other consid and 100

\*Livingston av, w s, abt 572 s Kingsbridge road, 25x87.5. Ponziano Cibelli to Hudson P Rose Co. Dec 9. Dec 14, 1908. nom

\*Mayflower av, e s, 75 n Evelyn pl, 25x100. Regent Realty Co to Irwin Ficker. Dec 8. Dec 11, 1908. nom

\*Mayflower av, e s, 261 n Pelham road, 25x100. Mrs E W Willcox nee Elizabeth Wickbom to Anastasia Cavanagh. Sept 30. Dec 11, 1908. nom

Marmion av, No 1902, e s, 25 n Fairmount pl, 25x97.9, 3-sty brk dwelling. Evelyn H White to Edwin S Merrill. Mort \$7,000. Dec 15. Dec 16, 1908. 11:2960. nom

Morris av, No 1062, e s, 290 n 165th st, 20x95, 3-sty brk dwelling. Sarah Simony to Lewis Mendel. Mort \$10,500. Dec 16, 1908. 9:2437. nom

\*Magenta av (211th st), s w cor Magenta pl, 125x100. Same to same. July 25. Dec 15, 1908. 3,400

\*Mayflower av, e s, 125 s Evelyn pl, 50x100, Westchester. Mary G Kelly to John M Carey. Dec 10. Dec 15, 1908. nom

Nelson av, No 1078, e s, 174.1 n 165th st, 15.10x92.3x15.10x91.11 (being portion of bed of Devoe st), 2-sty frame dwelling. Wm J Walters to Henry Gerber. Q C. Dec 8. Dec 11, 1908. 9:2513. 25

\*Old Bear Swamp road, all that part as may be included within limits of land laid down on map No 1064 of 107 lots of Hudson Park. Abbie J wife of John D Scott to Hudson P Rose. Q C. Dec 14. Dec 16, 1908. nom

Park av, No 4418, e s, 50 n 181st st, 25x141, 2-sty brk dwelling. Michael Pecore to Morris Florea. Mort \$5,400 and all liens. Dec 14. Dec 15, 1908. 11:3037. nom

Same property. Morris Florea to Mae Connell. All liens. Dec 14. Dec 15, 1908. 11:3037. nom

\*Pelham av, — s, 50 from s w cor Public School property, runs n w 34.9 x n e 63.10 x s w 43.7 x s e 55.1 to av, x n 25 to beginning, being lot A, on map annexed to deed recorded in L 1231, cp 346, Westchester Co. David N Zeman to Equity Investing Co. 1/2 part. Oct 17, 1907. Dec 15, 1908. other consid and 100

Prospect av, No 791, w s, 267.6 s Westchester av, runs w 92.11 x s w 32.2 x s e 16 x e 92 to av, x n 40 to beginning. Release mort of that part of above which lies s of line 307.6 from s w cor Prospect av and Westchester av, 15x—, 5-sty brk tenement. Louisa Kimberly to John McGrath. Nov 4. Dec 12, 1908. 10:2676. nom

Prospect av, Nos 793 to 813 | s w cor Westchester av, runs s | Westchester av, Nos 814 to 838 | 267.6 x w 92.11 x s w 32.2 x n w 103.6 to s s Westchester av and n e 295.3 to beginning, 2-sty brk office and store building.

Westchester av | s e s, at n e s Longwood av, runs s e along Longwood av | wood av, 239.3 to s w s Old Leggetts lane, x n 221.5 to an angle and w along s w s said lane 23.6 to Westchester av, x s w 143.3 to beginning, vacant.

Mutual releases of restrictive covenants. Frederick Johnson et al with American Real Estate Co. Dec 14. Dec 16, 1908. 10:2676 and 2689. nom

Prospect av, Nos 793 to 813 | s w cor Westchester av, runs s Westchester av, Nos 814 to 838 | 267.6 x w 92.11 x s w 32.2 x n w 103.6 to s s Westchester av, x n e 295.3 to beginning, 2-sty brk office and store building. Frederick Johnson et al to American Real Estate Co. a corpn. of R I. B & S and C a G. Mort \$175,000. Dec 14. Dec 16, 1908. 10:2676. other consid and 100

\*Pelham av, 50 from s w cor of public school property, Bronxdale, and being opposite lands of Bronx Bleaching Works and known as letter A on map annexed to deed by Smith to Goodwin and recorded in L 1231 of deeds page 346 in Westchester Co, runs n w 34.9 x n e 63.10 x s w 32.2 and 43.7 x s e 55.1 to av, x n 25 to beginning. David N Zeman to Equity Investing Co, a corpn. 1/2 part. Oct 17, 1907. Dec 16, 1908. other consid and 100

Prospect av, No 701, w s, 26.8 s Dawson st, 21.4x95x23.4x94.11, except strip on

Prospect av, w s, 26.8 s Dawson st, 0.4x94.10x2.4x94.10, 4-sty brk tenement.

FORECLOS, Dec 8, 1908. Richard H Clarke ref to Italian Savings Bank, of N Y. All liens. Dec 10. Dec 11, 1908. 10:2675. 16,000

\*Penfield av, Defeasance clause and agreement as to acceptance of deed to lots on said av equity of \$6,000 in lieu of satisfaction of judgment. Judgment for \$5,020.28. Union Surety and Guaranty Co with Wm W Penfield. Dec 7, 1900. Dec 11, 1908.

\*Road leading to Lorillard's Snuff Mills, s s, lot 7, map property | James Bolton, 43.6x143x55x113.

Road leading to Lorillard's Snuff Mills, s s, adjoining land Phebe Willis, runs s 106 x e 10 x n 106 to road, x w 10 to beginning. Edward A Carter to Equity Investing Co. 1/2 part. Mort \$3,000. Oct 17, 1907. Dec 15, 1908. other consid and 100

Ryer av, No 2077 | s w cor 180th st, 25.10x97.5x45.5x90, 3-sty frame 180th st | tenement and store. Patrick J Sullivan to Wm F Mott, of Toms River, N J. Mort \$8,500. Dec 11, 1908. 11:3149 and 3156. other consid and 100

\*Road leading to Lorillards Snuff Mills, s s, lot 7 map James Bolton at Westchester, 43.6x143x55x113.

Road leading to Lorillard's Snuff Mills, s s, adj land Phebe Willis, runs s 106 x e 10 x n 106 to road, x w 10 to beginning. Edward A Carter to Equity Investing Co, a corpn. 1/2 part. Mt \$3,000. Oct 17, 1907. Dec 16, 1908. other consid and 100

Southern Boulevard | w s, at n w s Westchester av, 63.8x50x98.2 Westchester av | to av, x60.9, vacant. Charles Kling to Beatrice Realty Co. Mort \$16,000. Dec 1. Dec 16, 1908. 10:2727. other consid and 100

Sheridan av (Walton av), e s, and being lots 221 and 222 map Inwood, 50x110.2x51.1x120.9, vacant.

Clarke pl | n w cor of former Walton av, runs w 425.3 x n 200 Walton av | to s s Marcy (Findlay) pl, x e 404.1 to w s Walton av, x s 200.4 to beginning, except part for any st or av, vacant.

Annie E Brown to J Romaine Brown. July 1. Dec 12, 1908. 11:2840. 100

St. Ann's av, No 521 | n w cor 148th st, 25x99.4, 5-sty brk tenement and stores. Mary F Stanley to August Gerleit. Mort \$28,000. Dec 10. Dec 15, 1908. 9:2275. nom

Tremont av, s s | plot begins at line bet lands of Moss & Morris 176th st, n s | at e s land conveyed by Morris to Powell by Grand av, w s | deed recorded in Westchester Co on Aug 30, 1858 in L 390, page 259, runs n 509.5 to s s Tremont av, x e 93.11 x s — to n s 176th st, x again s — to said line bet lands of Moss & Morris, x w — to beginning, vacant. Release mort. Fordham Morris et al to Leo M Klein. Q C. Nov 5. Dec 11, 1908. 11:2867. 6,500

Tinton av, No 94, on map No 584, e s, 30 n 150th st, 40x100, 5-sty brk tenement. Annie Grossman to Daniel G Griffin. All liens. Dec 4. Dec 16, 1908. 10:2664. nom

Union av | n e cor 166th st, 100x100, vacant. Erna Broones to 166th st | Betty Wolff. Mort \$22,500. Dec 15. Dec 16, 1908. 10:2680. other consid and 100

Undercliffe av, w s, 597.8 n 176th st, 50x100, vacant. FORECLOS, Dec 8, 1908. Lowen E Ginn ref to Regent Realty Co. Dec 16, 1908. 11:2880. 3,000

\*Virginia av, e s, 78 n 8th st, 75x111x75—, Unionport. Rosa Flood to James B Kilsheimer, Jr. Morts \$21. Oct 22. Dec 11, 1908. omitted

Valentine av, w s, 152 n 187th st, 18.9x100, 2-sty frame dwelling. Wm C Bergen to James Hume. Mort \$5,000. Dec 3. Dec 11, 1908. 11:3152. other consid and 100

Walton av, former s w cor Clarke pl, 100.8x116.2x100x105.7, vacant.

Clarke pl, s s, 305.7 w former Walton av, 125x100, vacant, except part for Clarke pl.

Annie E Brown to J Romaine Brown. July 1. Dec 12, 1908. 11:2839. 100

Westchester av | s e s, at n e s Longwood av, runs s e along Longwood av | wood av, 239.3 to s w s Old Leggetts lane, x n w 221.5 to an angle x n w still along lane 23.6 to Westchester av, x s w 143.3 to beginning, vacant. American Real Estate Co to Frederick Johnson 1/2 part, and the other 1/2 part to Samson Lachman and Abraham Goldsmith as joint tenants. Mort \$35,000. Dec 15. Dec 16, 1908. 10:2689. other consid and 100

\*White Plains road, w s, abt 630 s Westchester av, 21.5x99.7, Unionport. Richard R Maslen et al to Ada E Maslen. All liens. Dec 14. Dec 16, 1908. other consid and 100

Walton av | s e cor Fordham road, 139.1x76.11x129.5x74, vacant. Fordham rd | Richard R Maslen et al to Dowd Construction Co. All liens. Dec 14. Dec 16, 1908. other consid and 100

Woodycrest av, e s, 618.10 s 168th st, 50x100, vacant. Robt G Hazeldine to Carrie B Cochran and Emma A Clute. B & S. Mar 9, 1904. Dec 16, 1908. 9:2510. nom

\*White Plains road, s e cor Magenta av (211th st), lots 123 and 124 map of lots near Williamsbridge Station, 51.6x105.5x50x92.9. Frank C Mavhew and Ralph Hickox TRUSTEES, &c, to Chas E Watson. July 25. Dec 15, 1908. 1,500

Walton av, w s, 68 s 183d st, 200x95, vacant. Albert C Mascoll to The Underwriters Realty and Title Co, a corpn. Morts \$16,000 and all liens. Dec 10. Dec 11, 1908. 11:3186. other consid and 100

Wendover av | s e cor Brook av, 26x104.8x25.11x104.10, 4-sty Brook av, No 1530 | brk tenement and store. Marks Lewine to Jette Shatzkin. Mort \$27,400. Nov 15. Dec 11, 1908. 11:2895. other consid and 100

Webster av, w s, 163 n 180th st. Party wall agreement. Charles Bjorkegren with Charles Bjorkegren Inc, a corpn et al. Nov 6. Dec 15, 1908. 11:3143. nom

Wendover av | s e cor Brook av, 26x104.8x25.11x104.10, 4-Brook av, No 1530 | sty brk tenement and stores. Jette Shatzkin to Jennie Lewine of New Brunswick, N J. Morts \$27,400. Dec 5. Dec 14, 1908. 11:2895. nom

\*Zulette av, n s, 150 w Mapes av, 75x100, Westchester. Thomas Bible to Margt C Stein. Mort \$4,000. Dec 14. Dec 15, 1908. nom

\*Same property. Margt C Stein to Thomas Bible and Caroline his wife. Mort \$4,000. Dec 14. Dec 15, 1908. nom

3d av, No 4062, e s, 356.2 n 174th st, 33.6x100x32.8x100, 5-sty brk tenement and store. FORECLOS Nov 11, 1908. Samuel G Adams ref to Joseph E Goldberg and Louis Kramer. Mort \$26,000. Dec 10. Dec 11, 1908. 11:2930. 3,900

3d av, Nos 4058 and 4060, e s, 323.2 n 174th st, 33x100, 5-sty brk tenement and store. FORECLOS, Nov 11, 1908. Wm B F Rogers ref to Louis Kramer and Joseph E Goldberg. Mort \$26,000. Dec 10. Dec 11, 1908. 11:2930. 4,000

3d av, No 3021 | n w cor 155th st, deed reads part lot 731, map 155th st | (No 238, in Westchester Co). Melrose South, begins at line bet lots 731 and 732, runs w 55 x n 25 x e 60 to av, x s 25.9 to beginning, except part for 155th st, 3-sty frame tenement and store. J Clarence Davies to Geo F Moody. Mort \$10,500. Dec 10. Dec 16, 1908. 9:2377. other consid and 100

# 3-WAY PRISMS

Will pay their cost in the saving made in your light bills. Estimates cheerfully furnished

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AMERICAN 3 WAY PRISM CO., 1513 Flatiron Building

3d av, No 2612, e s, S4 n 140th st, 28x73.8x25x86.4, 4-sty frame tenement and stores. Annie E Gaffney to Theo A Grasmuck. Mt \$7,500. Dec 10. Dec 14, 1908. 9:2315. exchange

\*Lot 292 map of Fleetwood at Eastchester and Westchester. Gore lot south of lot 493 and gore lot north of lot 694 map of Mount Vernon Village.

Lot known as the S-100 to be laid out in a square at n e cor of lot 256 and lots 323, 322, 264, 267, 331, 332, n 10-100 of lot 345 and n w 9-100 of lot 351 map of Washingtonville.

Lot 432 map of Unionport; also Property at Mamaroneck, N Y.

Dunkin H Sill to Ella Bathrick, Q C. Nov 6. Dec 16, 1908. 50

\*Same property. Ann D S wife of Wm H Gallagher to same. Q C. Oct 31. Dec 16, 1908. 50

\*Lots 292 and 291 map of Fleetwood at Eastchester and Westchester. Gore lot south of lot 493 and gore north of lot 694 map Mount Vernon Village.

Lot known as the S-100 to be laid out in a square at n e cor lot 256 and lots 323, 322, 264, 267, 331, 332 x n w 10-100 of lot 345 and n w 9-100 of lot 351 map of Washingtonville.

Lot 432 map Unionport; also Property at Mamaroneck.

Margt M and Louisa G Sill to same. Q C. Oct 27. 1908. Dec 16, 1908. 50

\*Same property. John T Sill to same. Q C. July 22, 1907. Dec 16, 1908. other consid and 33

\*Lots 25 to 27, 36 to 39, 65, 67, 81, 82, 97, 111 to 113, 156, 157, 175, 176, 185, 186, 197, 209, 221, 222, 226, to 229, 237, 238, 253, 254, 258, and 279 on map made by E H Holden filed July 27, 1904, Bronx. John Husson to Wm F Gleason of New Britain, Conn. Mort \$4,450. Dec 7. Dec 16, 1908. other consid and 100

\*Plot begins 740 e White Plains road at point 545 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park ave. Filippo O'fira to Giuseppe Burescia. 1/2 part. Nov 23. Dec 14, 1908. nom

21st st, n e s, 500 n w 10th av, 25x98.9.

21st st, n e s, 400 n w 10th av, 50x98.9.

the lots. Clement C Moore to Charles Hofferberth; 21 years, from Sept 1, 1908, with renewals. Dec 15, 1908. 3:693..... taxes, &c, and 2,550

21st st, No 29 West. Surrender lease. Nathan Houtman to Agnes H Poirier. All title. Dec 14. Dec 16, 1908. 3:823..... nom

36th st, No 11, n s, 225 w 5th av, 25x98.9. Subordination of lease to mort for \$38,000. Fannie R Gaunt and Lord & Taylor, a corpn, with Lawyers Title Ins and Trust Co. Nov 21. Dec 11, 1908. 3:838..... nom

38th st, Nos 351 and 353 West. Surrender lease. Morris A Granoff or Agranoff to Julius Tishmann. All title. Nov 28, 1904. Dec 11, 1908. 3:762..... 925

38th st, No 261, n s, 202.6 e 8th av, 20.6x98.9, all. Annie H Sinnott and ano to Paramount Realty Co, a corpn; 10 years, from Dec 1, 1908. Dec 15, 1908. 3:788..... 1,800 and 1,900

39th st, Nos 110 and 112 West, store floor and part basement. Dora Shubert to Sol Manheimer and ano; 5 years, from Nov 1, 1908. Dec 16, 1908. 3:814..... 5,500

74th st, No 518, s s, 298 from s e cor Av A and 74th st, 25x102. Assign lease. Joseph Krulish to Marie Krulish. Dec 14, 1908. 5:1485..... nom

79th st, No 114, s s, 100 w Columbus av, 25x102.2. Leasehold. FORECLOS, Dec 8, 1908. Frank Hendrick ref to Thomas McArdle. All title of Nora H Rice defendant. Dec 10. Dec 14, 1908. 4:1150..... 75

97th st, No 213 East, all. Samuel Seifert to Hyman Tewel; 2 yrs, from Oct 15, 1908. Dec 12, 1908. 6:1647... taxes, &c, and 300

102d st, No 105 East. Surrender lease. Jennie Fahrer to Newport Realty Co, a corpn. All title. Dec 10. Dec 11, 1908. 6:1630... 271.87

106th st, Nos 403 to 413 and 417. Assign lease. Antonio Caggiano to Lizzie Aliberti. Dec 14. Dec 15, 1908. 6:1700. nom

Av A, No 1533, store, &c. Samuel Sussman to Harris Crystal; 3 years, from Oct 15, 1908. Dec 9, 1908. 5:1561. Corrects error in last issue when st No was 543..... 480

Av A, No 11, 3d floor. Wm and George Schuster to Frederick Wendel; 3 years, from Jan 1, 1909. Dec 16, 1908. 2:429... 600

Amsterdam av, No 2131, s e cor 166th st. Assign lease. Arthur G Freeland to Frances C Ruege. All title. Mort \$4,925. Dec 8. Dec 11, 1908. 8:2111..... nom

Broadway, No 2047, store No 3. Assign lease. Arthur G Holland to Daniel J Healy. Dec 1. Dec 14, 1908. 4:1162... nom

Broadway, No 2047, store No 3 in Sherman Square Hotel. Sherman Apartment Hotel Co to Arthur G Holland of White Plains, N Y; 3 9-12 years, from Jan 1, 1908. Dec 14, 1908. 4:1162... 1,800 to 2,400

Broadway, No 1199. Cancellation and surrender lease. Philip Weinberg with Princess Realty Co. Dec 9. Dec 11, 1908. 3:830... 2,500

Broadway, No 681.....

3d st, No 2 West.....

Assign lease. Julius Geiger to Jacob Hertz and ano. All title. Jan 17, 1907. Dec 16, 1908. 2:532..... nom

Broadway, No 4222, store next to store at n e cor 179th st. McDowell Construction Co to Joel Schwamenfeld; 3 years, from Oct 1, 1908. Dec 15, 1908. 8:2163..... 420 to 540

Broadway, No 4224, north store. McDowell Construction Co to M Jacob; 3 years, from Oct 1, 1908. Dec 15, 1908. 8:2163... 600 to 720

Broadway, No 3151, south store. Margt T Mott to Isaac Beverstein; 5 years, from Dec 1, 1908. Dec 15, 1908. 7:1993... 900

Broadway, s w cor 77th st. Hotel Belleclair. Subordination of lease to mort for \$625,000. Albert Saxe and Frank A Archambault with Max M Warburg, of Hamburg, Germany. Dec 14. Dec 15, 1908. 4:1168..... nom

Columbus av, No 841, n e cor 101st st, store and part basement. William Sommer INDIVID and as AGENT for Monaghan & Kelly to Charles and Diedrich Gristede; 5 years and 3 1/2 months from Jan 15, 1909. Dec 16, 1908. 7:1837... 2,400

Lenox av, s e cor 126th st. Assign lease. The Tailfer Co, a corpn to Middleton S Burrill of Nassau Co, N Y. Dec 14. Dec 16, 1908. 6:1723..... nom

Lenox av, No 340, store, &c. Louis A and Carl A Koelsch to Leopold Oppenheimer; 5 years, from May 1, 1906. Dec 11, 1908. 6:1725..... 2,500

Madison av s e cor 59th st. Agreement not to enforce clause in lease because of production of the "Little Princess" on Dec. 28, 1908. Fifty-Ninth Street Madison Avenue Co to German Theatre, Inc. Dec 9. Dec 11, 1908. 5:1294.....

Madison av, No 2108, all. Annie M Ivory to Mrs Frederick Osthoff; 3 years, from Oct 1, 1908. Dec 16, 1908. 6:1757... 720

1st av, Nos 1 and 3 | n w cor, store, &c. Assign lease. Houston st, No 170 East | Adolph Granet to David Kogan. Dec 9. Dec 14, 1908. 2:442..... nom

1st av, Nos 1971 and 1973, w s, 50.7 s 102d st, 54.4x100x50.4x100, leasehold. William Hagedorn to Aetna Mortgage Co. All title. B & S. Nov 24. Dec 15, 1908. 6:1673... other consid and 100

2d av, No 131, corner store and basement, also south store and basement. David Bloom to Frederick Torkler; 5 years, from Oct 1, 1908. Dec 14, 1908. 2:463... 4,000

2d av, No 415, s w cor 24th st. Assign lease. Gustav J Fox to Michael Duggan. Mort \$3,000. Dec 9. Dec 14, 1908. 3:904... nom

2d av, No 479, s w cor 27th st. Assign lease. John D Haase to John J Conaty. Mort \$6,000. Dec 12. Dec 14, 1908. 3:907... nom

2d av, No 479, s w cor 27th st. Assign lease. John J Conaty to John D Haase. Mort \$6,000. Dec 10. Dec 11, 1908. 3:907... nom

3d av, No 50, front house. Ellen Earl to Sigmund Klein; 3 years, from May 1, 1908. Dec 14, 1908. 2:556... 1,800

3d av, No 2144, n 1/2 of store. Israel E Pike et al to Adolf Neulander; 4 years, from May 1, 1907. Dec 15, 1908. 6:1645... 1,400 and 1,600

3d av, No 2144, s 1/2 of cor store. Carrie Peiser to Frank Goldblum; 5 3/4 years and 15 days, from July 15, 1905. Dec 15, 1908. 6:1645... 1,800

3d av, No 2144, upper loft. Israel E Pike et al as TRUSTEES to Adolf Neulander; 3 years, from May 1, 1908, with 3 years extension. Dec 15, 1908. 6:1645... 600

## LEASES

December 11, 12, 14, 15 and 16.

### BOROUGH OF MANHATTAN.

Bleecker st, Nos 32 to 36, s w cor Mott st, all. Frieda Greenebaum to Gustave and Henry Lindenmeyr; 5 years, from Feb 1, 1911. Dec 11, 1908. 2:521... 20,000

Same property. Agreement as to extension and ratification of lease for 5 years, from Feb 1, 1906, at \$18,720. Same with same. May 27, 1904. Dec 11, 1908. 2:521.....

Cherry st, Nos 369-373 | ground floor and basement. London Gouverneur st, Nos 69-71 | Realty Co to Meyer Washor; 5 years, from Dec 15, 1908. Dec 16, 1908. 1:259..... 1,200

Cliff st, Nos 19 and 21, 4 lofts. The Wyllys Co to Dennison & Sons; 10 years, from May 1, 1909. Dec 15, 1908. 1:76..... 9,600

Hudson st, No 262. Assign lease. James Dwyer to John Dwyer. Dec 12. Dec 16 1908. 2:578... nom

Ludlow st, No 110. Surrender lease. Max Kaplan to Philip Goldstein. All title. Sept 1. Dec 14, 1908. 2:410... 566.67

Monroe st, Nos 300 and 302 | factory buildings. Harriet L Carroll Cherry st, Nos 468 and 470 | and ano to Michael Dryfoos et al, firm Bernheim, Dryfoos & Co; 3 years, from May 1, 1909. Dec 15, 1908. 1:263..... 10,500

Monroe st, Nos 300 and 302 | Agreement as to alterations, &c, in Cherry st, Nos 468 and 470 | leasehold premises. Harriet L Carroll and ano with Bernheim, Dryfoos & Co. Nov 21. Dec 15, 1908. 1:263..... nom

Mulberry st, No 81, north store. Carmela Bove to Carlo Borrelli; 5 years, from May 1, 1908. Dec 15, 1908. 2:494..... 900

Same property. Assign lease. Carlo Borrelli to Giovanni and Annie Borrelli. All title. Aug 1. Dec 15, 1908. 2:494... nom

Rivington st, No 180, n e cor Attorney st, store, &c. Davis Rosenkrantz to Samuel Leder; 5 5-12 years, from Dec 1, 1908. Dec 16, 1908. 2:344..... 1,920

South st, No 173, all. Wm Lemken to Jere J O'Connor; 5 years, from Sept 1, 1908. Dec 12, 1908. 1:108... 1,500

West st, Nos 403 and 404, s e cor Charles st, all. Francis J Thompson et al to Wm H Rankin; 10 years, from May 1, 1908. Dec 11, 1908. 2:636... 3,400

West st, s w cor Christopher st, restaurant, &c, in Palace Hotel. Gus T Smith and ano to Emil W Hoenncher; 3 years, from May 1, 1909. Dec 16, 1908. 2:604... as per agreement

4th st, Nos 230 and 232 East. Assign lease. Joseph Levine to Israel Levine. Dec 15, 1908. 2:399... nom

5th st, Nos 533 and 535 East, all. Rosy Forst and ano to Israel Tucker; 3 years, from Dec 15, 1908. Dec 11, 1908. 2:401... 7,422

12th st, No 111 East, all. Wm H Falconer to the Oscar Schlegel Mfg Co; 10 years, from May 1, 1906. Dec 16, 1908. 2:558... 2,200 and 2,400

14th st, No 46 West, s s, bet 5th and 6th avs. Assign lease. Leon Rosen and ano to the Jacobs & Rosen Co. Dec 14. Dec 15, 1908. 2:577... nom

14th st, Nos 126 to 130 East, s s, 262.6 w 3d av, 62.6x—, Dewey theatre, except tailor shop and buildings on 13th st.....

125th st, Nos 165 and 167 East, n s, 90 w 3d av, runs n 199.10 to s s 126th st, x w 36 x s 75 x w 5 x s 124.10 to 125th st, x e 41 to beginning.....

126th st, s s, 126 w 3d av, runs s 75 x w 5 x s 124.10 to n s 125th st, x w 31 x n 199.10 to 126th st, x e 36 to beginning, The Gotham Theatre, except part for stores and lofts.....

Timothy D Sullivan and Geo J Kraus to Wm Fox; 10 years, from Aug 10, 1908 (10 years renewal). Dec 11, 1908. 2:559 and 6:1774... \$60,000 for Dewey Theatre and \$30,000 for Gotham theatre or total... 90,000

17th st, No 37 West, 3d loft. Jennie E Dunn to Abraham M Plotkin and Manuel Zolozitzter; 2 2-12 years, from Dec 1, 1908. Dec 12, 1908. 3:819... 1,000 and 1,100

20th st, Nos 13 and 15 West, 6th loft. Solomon Lindenborn to D Levy & Sons Co; 3 years, from Feb 1, 1909. Dec 15, 1908. 3:822... 3,000 and 3,250

# MAPLEDORAM & CO.

REAL ESTATE BROKERS

## Bay Ridge Property FIFTH AVE. AND 79th ST. BROOKLYN, N. Y.

Our Specialty

TELEPHONE, 724 BAY RIDGE

5th av, No 123, space in cellar. Wm Sittenham to Walter S Becker; from Dec 1, 1908, to Dec 31, 1916. Dec 11, 1908. 3:-848.....300  
8th av, No 2711, n w cor 144th st, store, &c. Wm F Mittendorf to Patrick Daly. Renewal of lease for 5 years, from Dec 15, 1908. Dec 12, 1908. 7:2044; same terms as lease recorded Dec 16, 1903.....  
10th av, s w cor 14th st, runs s 103.3 x w 1.9 x n 110 to s s 14th st, x e 41.7 to beginning, all. Ann White et al INDIVID and as COMMITTEE Eliz H Ludlow, &c, to Conron Bros Co, a corp; 20 3-12 years, from Feb 1, 1908; 21 years renewal. Dec 14, 1908. 2:654..... taxes, &c, and 1,860  
12th av, No 780, n e cor 55th st, store and basement. Thos G Patterson to Thomas Loughlin; 14½ years, from Oct 1, 1908. Dec 11, 1908. 4:1103.....2,000 to 2,700  
Same property. Assignment of all title, &c, to a sum of money not exceeding \$6,000 under above lease. Thomas Loughlin to Lion Brewery. Dec 2. Dec 11, 1908. 4:1103.....nom

### BOROUGH OF THE BRONX.

Freeman st, No 852, s w cor Chisholm st, corner store. Mathilda Plundeke to Geo L Harz; 4 years, from May 1, 1909. Dec 16, 1908. 10:2970..... 760 and 1,140  
138th st, No 314, s s, 75 w Alexander av, 25x100. Subordination of lease to mort. Benj Newman and Jonas A Koerpel with Edgar S Appleby TRUSTEE. Dec 7. Dec 14, 1908. 9:2313.....nom  
Pelham av, No 600. Sub-lease. Domenico Bastone to Lidwina Ilg; 9 10-12 years, from July 2, 1907. Dec 15, 1908. 11:3078..... as per agreement  
Prospect av, No 1405, n w cor Jennings st, store, &c, Lillian Schulze INDIVID and as TRUSTEE John C Betjemen to Louis W Schulze; 5 years, from May 1, 1908. Dec 16, 1908. 11:2962.....1,020 to 1,200  
3d av, No 2918. Assign lease. Pinkus Nathan to Henry Eckhardt et al. Correction assignment of lease. Dec 1, 1908. Dec 15, 1908. 9:2362..... nom

## MORTGAGES

December 11, 12, 14, 15 and 16.

### BOROUGH OF MANHATTAN.

Assured Real Estate Co to Moses Mendelsohn and ano. 97th st, No 226, s s, 385 e 3d av, 25x100.11. P M. Dec 11, 3 years, 5%. Dec 12, 1908. 6:1646. 11,000  
American Mortgage Co with Simon Uhlfelder, Abraham Weinberg and Louvre Realty Co. 150th st, n s, 100 w 7th av, 150x199.10 to s s 151st st. Agreement as to extent of ownership in participation agreements in four mortgages. Dec 15, 1908. 7:2036.....  
Angellilo, Pasquale to John A Weekes. Front st, No 290, n s, 34 w Roosevelt st, 23x74.4x24x74.7; Front st, No 288, n s, 57 w Roosevelt st, 23x74.2x24x74.4. Dec 11, 1 year, 6%. Dec 15, 1908. 1:108. 600  
Boland, Frank A K with Park Mortgage Co. Emerson st, w s, 25 s Seaman av, 75x100. Extension of \$3,780 mort until May 5, 1909, at 6%. May 5. Dec 15, 1908. 8:2240. nom  
Biasetti, Peter to NEW YORK TRUST CO. 27th st, Nos 145 and 147, n s, 233.3 e 7th av, 41.7x98.9x42.2x98.9. Dec 15, 1908. 5 years, 5%. 3:803. 55,000  
Bloom, Nathan, of Brooklyn, N Y; Morris Gordon and Isidor S Tunick, of N Y, to Wm H Hays and ano exrs, &c, Eliz A Quack-enbush. St Nicholas av, No 202, e s, 23.5 n 120th st, 36.3x88.3x 30.11x69.3. Dec 15, 1908, 5 years, 5%. 7:1926. 25,000  
Same to Emanuel Menline. Same property. Prior mort \$25,000. Dec 15, 1908, 3 years, 6%. 7:1926. 3,000  
Barnard Realty Co to Thomas S Walker, Long Lake, N Y. Broadway, No 4232, s e cor 180th st, 102.1x127.10x100x107.4. Building loan. Dec 15, 1908, 1 year, 5%. 8:2163. 90,000  
Bloom, Nathan, Morris Gordon and Isidore S Tunick to Emanuel Menline. St Nicholas av, No 202. Assign rents. Dec 15, 1908. 7:1926. nom  
Boland, Frank A K with Florence G Mayorga. Seaman av, s w cor Emerson st, 25x100. Extension of \$3,000 mort until May 5, 1909, at 6%. May 5. Dec 15, 1908. 8:2240. nom  
Baron, Solomon L with Hyman Hein. Suffolk st, No 71, w s, 125 n Broome st, 25x100; also Eldridge st, No 18, 25x87.6. Agreement as to cancellation of clause in mort, &c. Sept 29. Dec 14, 1908. 1:293. nom  
Bolger, Paul S to Felicia Livor. Madison av, No 1963, e s, 57.5 s 126th st, 23x89.6. Dec 15, 1908, 1 year, 6%. 6:1750. 3,000  
Bluestein, Jacob to Adele Rheinstein. 114th st, No 30, s s, 298 w 5th av, 18.10x100.11. Prior mort \$—-. Dec 16, 1908. 5 years, 5%. 6:1597. 13,500  
Bachman, Alfred C to MANHATTAN SAVINGS INST. Amsterdam av, Nos 1621 to 1625, n e cor 140th st, No 477, 99.11x40. Dec 15, due, &c, as per bond. Dec 16, 1908. 7:2057. 85,000  
Bachman, Alfred C to MANHATTAN SAVINGS INST. Amsterdam av, Nos 1627 to 1633, s e cor 141st st, No 476, 99.11x35. Dec 15, due, &c, as per bond. Dec 16, 1908. 7:2057. 75,000  
Bunger, Gesine with Maud E Cooke. 123d st, No 140, s s, 441.8 w Lenox av, 16.8x100.11. Extension of \$2,000 mort until Jan 17, 1911, at 5%. Dec 2, 1907. Dec 11, 1908. 7:1907. nom  
Born, Wm to Bella Werner. 102d st, No 161, n s, 358.8 w Columbus av, 25x100.11. P M. Prior mort \$—-. Dec 15, 1908, 3 years, 6%. 7:1857. 4,000  
Bozeman, Celesta M to Alex W Fraser. 71st st, No 162, s s, 200 w 3d av, 16.3x100.5. Prior mort \$12,000. Dec 14, 1908, 2 yrs, 5%. 5:1405. 5,000  
Bockar, Isaac and Solomon Rotkowitz to Harris Hurewitz. Allen st, Nos 36 and 36½, e s, 40 s Hester st, 35x50. Prior mort \$16,500. Dec 14, 1908, 3 years, 6%. 1:299. 3,000  
Carey, James P to John D Dailey and ano. 37th st, n s, 64.3 e 2d av, 28.6x24.8. Prior mort \$6,000. Dec 1, due, &c, as per bond. Dec 11, 1908. 3:943. 3,500  
Cohen Realty Co to City Mortgage Co. 160th st, Nos 507 to 529, n s, 150.1 w Amsterdam av, runs n 99.10 x w 24.11 x n 0.1 x w 75 x s 0.1 x w 25 x n 0.1 x w 135 x s 99.11 to st, x e 259.11 to beginning. Certificate as to mort for \$200,000. Dec 10. Dec 11, 1908. 8:2119.  
Casey, Wm J to TITLE GUARANTEE AND TRUST CO. St Nicholas av, No 1481, n w cor 184th st, No 601, 99.11x100. Dec 14, due, &c, as per bond. Dec 16, 1908. 8:2166. 150,000

Cohen, Isaac to LAWYERS TITLE INS AND TRUST CO. 10th st, No 424, s s, 321.4 w Av D, 25x92.3. Dec 15, 5 years, 5%. Dec 16 1908. 2:379. 18,000  
Cohen, Solomon to TITLE GUARANTEE AND TRUST CO. 9th av, No 235, w s, 74 n 24th st, 24.8x100. Dec 16, 1908, due, &c, as per bond. 3:722. 22,000  
Carter, Ada E, of Brooklyn, N Y, to Annie Mintz. Monroe st, Nos 238 to 242, s s, abt 205 e Scammel st, 64x97.4. ½ part. Prior mort \$7,500. Dec 11, due June 1, 1910, 6%. Dec 16, 1908. 1:-261. 12,000  
Cohen Realty Co and Harris and Abraham Cohen in bond only to City Mortgage Co. 160th st, Nos 507 to 529, n s, 150.1 w Amsterdam av, runs n 99.10 x w 24.11 x n 0.1 x w 75 x s 0.1 x w 25 x n 0.1 x w 135 x s 99.11 to st, x e 259.11 to beginning. Building loan. Dec 10, demand, 6%. Dec 11, 1908. 8:2119. 200,000  
Du Bois, Mary L with Mary J Andrews as extrx Chas S Andrews. 147th st, No 419, n s, 625 e Amsterdam av, 15.3x99.11. Extension of \$2,000 mort until Jan 12, 1912, at 4½%. Dec 11. Dec 14, 1908. 7:2062. nom  
Degelman, Martha with Mollie Ottenberg. 3d av, No 2148. Extension of \$20,000 mort until Feb 1, 1912, at 4½%. Dec 15. Dec 16, 1908. 6:1645. nom  
Downs, Henry D to TITLE GUARANTEE AND TRUST CO. 57th st, No 359, n s, 40 e 9th av, 20x90. Prior mort \$15,000. Dec 11, due, &c, as per bond. Dec 12, 1908. 4:1048. 6,000  
Dahlman, Chas to Alfred Wagner. 80th st, No 133, n s, 90 w Lexington av, 20x100. Prior mort \$—-. Nov 2, 3 years, 6%. Dec 12, 1908. 5:1509. 2,500  
Dorman, Emma H wife of Orlando P to METROPOLITAN SAVINGS BANK. 109th st, No 310, s s, 182 w Broadway, 18x100.11. Dec 12, 1908, 3 years, 5%. 7:1893. 2,500  
Douglas, M Annie C to General Society of Mechanics and Tradesmen of City of N Y. 113th st, No 627, n s, 380 w Broadway, 20x100.11. Dec 11, 1908, 5 years, 5%. 7:1895. 25,000  
Defalco, Mariantonia and Chas Dreyfuss with Louis J Mitchell. 1st av, No 2308. Subordination agreement. Dec 10. Dec 14, 1908. 6:1806. nom  
Defalco, Mariantonia and Giovanni Guglielmetti with Louis J Mitchell. 1st av, No 2308. Subordination agreement. Dec 11. Dec 14, 1908. 6:1806. nom  
Defalco, Mariantonia to Louis J Mitchell. 1st av, No 2308, e s, 101 s 119th st, 24.8x94. Dec 11, 1908, 5 yrs, 5%. 6:1806. 13,000  
Defalco, Mariantonia to Dora Topper. 1st av, No 2308, e s, 101 s 119th st, 24.8x94. Prior mort \$—-. Dec 11, due Jan 11, 1910. 6%. Dec 12, 1908. 6:1806. 500  
DuBois, Nina C to Patrick H Whalen. Wadsworth av, w s, 25 n 180th st, 50x90. Dec 10, due June 10, 1910, 5%. Dec 12, 1908. 8:2163. 3,000  
DuBois, Nina C with Herman F Epple individ and as exr Gottlob Epple. Wadsworth av, w s, 25 n 180th st, 50x90. Extension of \$4,000 mort until May 20, 1910. Dec 10. Dec 12, 1908. 8:-2163. nom  
DuBois, Nina C with Herman F Epple. Wadsworth av, w s, 25 n 180th st, 50x90. Extension of \$1,000 mort until Nov 20, 1910. Dec 10. Dec 12, 1908. 8:2163. nom  
Danziger, Isaac J and Mary to Julius Israel. Lexington av, No 1736, w s, 51 n 108th st, 25x75. Prior mort \$—-. Dec 11, 1908, due June 11, 1909, 6%. 6:1636. 5,000  
Esser, Anna A also known as Anna A Esser von Bartenfels devisee Herman H D Cordts to Jacob W Winkler. Christopher st, No 75, n s, 101 w 4th st, 25x106.2x25x106.1. Prior mort \$27,000. Dec 11, 3 years, 6%. Dec 14, 1908. 2:619. 9,000  
Earle, Victor de La M, Wm P, S and Ferdinand P Earle. 112th st, Nos 508 and 510, s s, 175 w Amsterdam av, 50x100.11. Certificate as to payment of \$12,000 on account of mort for \$35,000 made by Houlder Hudgins on Dec 12, 1904. Dec 14, 1908. Dec 16, 1908. 7:1883. nom  
Eichman, Julius to Lion Brewery. East Broadway, Nos 17 to 23. Saloon lease. Dec 2, demand, 6%. Dec 11, 1908. 1:280. 623.01  
Everson, Duane S with Harlem Construction Co. 9th av, n e cor 201st st, 199.10 to s s 202d st x236.7 to Harlem River, x s w — to 201st st x254.4. Extension of \$19,000 mort until Dec 20, 1911, at 5%. Dec 2. Dec 16, 1908. 8:2184. nom  
Eldridge, Julia H widow to Archibald A Gulick. 25th st, No 118, s s, 162.6 w Lexington av, 20.10x98.9. Dec 11, due July 5, 1910, 6%. Dec 15, 1908. 3:880. 4,000  
Frankel, Solomon to Saml Fleck Jr. Norfolk st, No 115, w s, 125 s Rivington st, 26.6x100. Prior mort \$28,000. Dec 14, due Dec 14, 1913, 6%. Dec 15, 1908. 2:353. 10,000  
Frisch, Herman with Abraham and Joseph Glanzer. 11th st, No 644, s s, 108 w Av C, 25x94.9. Agreement modifying terms of mort. Sept 3. Dec 14, 1908. 2:393. nom  
Feely, Wm C to Julia E Cameron. 1st av, No 379, w s, 24.8 n 22d st, 24.8x74.6. Dec 15, 1908, 5 years, 5%. 3:928. 1,000  
Fleischmann Realty & Construction Co to Leopold Hess. Old Broadway Nos 2348 and 2350, s e cor 130th st, No 526, 45x 100.1. Prior mort \$48,000. Dec 15, 1908, 3 years, 6%. 7:1984. 12,000  
Same to same. Same property. Certificate as to above mort. Dec 14. Dec 15, 1908. 7:1984.  
Fleischmann Realty & Construction Co to Leopold Hess. Old Broadway, Nos 2344 and 2346, on map Nos 2348 to 2350, e s, 45 s 130th st, 40x100.1. Prior mort \$34,000. Dec 15, 1908. 3 years, 6%. 7:1984. 8,000  
Same to same. Same property. Certificate as to above mort. Dec 15, 1908. 7:1984.  
Ford, Anna M as extrx Francis W Ford with Harris Mandelbaum, Fisher Lewine and Keats Co. Mulberry st, No 188, e s, 156.7 n Broome st, 25.5x98.10x irreg x99.5. Extension of \$25,000 mort until Nov 1, 1909, at 6%. Nov 30. Dec 15, 1908. 2:480. nom  
Fox, Bessie A to Harrison McDonald. 78th st, No 150, s s, 280 e Amsterdam av, 20x102.2; 84th st, No 31, n s, 330 e Columbus av, 20x102.2; 82d st, No 70, s s, 132 e Columbus av, 18x102.2. Prior mort on 2d and 3d parcels, \$39,000. Dec 15, 2 years, 6%. Dec 16, 1908. 4:1149, 1198 and 1195. 2,000  
Farrell, Kath G and Mary A O'Brien to Minnie T Brown. 125th st, No 114, s s, 170 w Lenox av, 30x100.11. Prior mort \$58,000. Dec 10, due, &c, as per bond. Dec 12, 1908. 7:1909. 20,000  
Finelli, Carrie A to TITLE GUARANTEE AND TRUST CO. 123d st, No 248, s s, 300.2 e 8th av, 14.1x100.11. Dec 14, 1908, due, &c, as per bond. 7:1928. 6,000  
Finnan, Annie F to TITLE GUARANTEE AND TRUST CO. 113th st, No 120, s s, 235 e Park av, 19.7x100.11. Prior mort \$7,000. Dec 14, 1908, due, &c, as per bond. 6:1640. 1,000

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Feeter, Margt C, of Yonkers, N Y, to Francis L Wandell and ano exrs Townsend Wandell. South st, No 40, s w cor Old Slip, 23x 44.10. Dec 7, due Nov 16, 1909, 6%. Dec 16, 1908. 1:35. 1,150
Fisher-Hansen, Carl to Packard & Co. Central Park West, Nos 375 and 376, 50.11 s 98th st, 50x100. Assign rents. Dec 9, Dec 12, 1908. 7:1833. nom
Faulhaber, Susie C and Frederica L and Emma F Horn to Edw V Gormley. 9th av, No 767, w s, 75.5 n 51st st, 25x100. Prior mort \$7,000. Dec 12, due July 3, 1909, 6%. Dec 14, 1908. 4:1061. 1,500
Glass, Joseph with N Y Public Library, Astor, Lenox and Tilden Foundations. Monroe st, No 114, s s, 106.9 w Rutgers st, 20.3x 92.6x20.5x92.8. Extension of \$14,000 mort until Dec 1, 1913, at 4 1/2%. Nov 20. Dec 16, 1908. 1:255. nom
Gaunt, Fannie R to LAWYERS TITLE INS AND TRUST CO. 36th st, No 11, n s, 225 w 5th av, 25x98.9. Dec 7, 5 years, 5%. Dec 11, 1908. 3:838. 38,000
Glasgow, Roberta to Gustav J Staats. 160th st, No 540, s s, 375 w Amsterdam av, 15.5x99.11. P M. Prior mort \$8,000. Dec 10, 2 years, 6%. Dec 11, 1908. 8:2118. 1,000
Greenbaum, Oscar of Philadelphia, Pa, to STATE BANK. 77th st, No 203, n s, 95 e 3d av, 30x102.2. Prior mort \$25,000. Dec 11, due May 15, 1910, 6%. Dec 16, 1908. 5:1432. 5,250
Same and Albert Freund with same. Same property. Subordination agreement. Dec 11. Dec 16, 1908. 5:1432. nom
Grant (Alexander) Construction Co to TITLE GUARANTEE AND TRUST CO. Broadway, n w cor 178th st, 103x145.4x92.6x100. Building loan. Dec 15, 1 year, 6%. Dec 16, 1908. 8:2176. 140,000
Same to same. Same property. Certificate as to above mort. Dec 14. Dec 16, 1908. 8:2176. —
Grossman, David E with Marks Kirshbaum. 1st av, No 14. Subordination agreement. Dec 16, 1908. 2:429. nom
Gibert, Frederic E to Emma W Cone. 93d st, Nos 37 to 43, n s, 300 e Columbus av, runs e 75 x n 100.8 x w 100 x s 35.6 to c l Aphorps lane, x e 25 x s 64.2 to beginning. Dec 14, 1 year, 6%. Dec 16, 1908. 4:1207. 10,000
Goldberger, Rose to LAWYERS TITLE INS & TRUST CO. 79th st, No 210, s s, 145 e 3d av, 20x102.2. Dec 14, 5 years, 5%. Dec 15, 1908. 5:1433. 12,000
Grossman, Louis with Isaac E Seikevitz. 102d st, No 224 East. Extension of \$3,500 mort until Dec 14, 1910, at 6%. Dec 14. Dec 15, 1908. 6:1651. nom
German Evangelical Lutheran Church of St Matthew to FARMERS LOAN AND TRUST CO. Convent av, No 361, n e cor 145th st, Nos 421 to 425, 99.11x100; 62d st, No 241, n s, 155 w 2d av, 50x100.5; 44th st, Nos 422 and 424, s s, 300 w 9th av, 40x100. Dec 15, 1908, 3 years, % as per bond. 7:2060, 5:1417; 4:1053. 85,000
Hoguet, Robt J to BOWERY SAVINGS BANK. 140th st, n s, 325 w Broadway, 263x199.10 to 141st st. Dec 16, 1908, 3 years, 4 1/2%. 7:2088. 20,000
Herrman, Cecelia to LAWYERS TITLE INS AND TRUST CO. Manhattan av, No 511, w s, 36.11 n 121st st, 16x80. Dec 15, 5 yrs, 5%. Dec 16, 1908. 7:1948. 10,000
Horton, James M with MANHATTAN SAVINGS INSTN. Amsterdam av, Nos 1621 to 1625, n e cor 140th st, No 477, 99.11x40; Amsterdam av, Nos 1627 to 1633, s e cor 141st st, No 476, 99.11 x35. Two subordination agreements. Dec 15. Dec 16, 1908. 7:2057. nom
Hoyt, Eliza of East Orange, N J, to LAWYERS TITLE INS & TRUST CO. Elizabeth st, No 165, w s, 132.6 s Spring st, 24.11x 93x24x93. Dec 9, 1908, 5 years, 5%. 2:479. Corrects error in last issue when distance s of Spring st, was 157. 21,000
Hughes, Mary I to TITLE INS CO of N Y. 37th st, No 316, s s, 550 e 9th av, 25x98.9. P M. Dec 14, 1908, 5 years, 5%. 3:760. 12,000
Hayman, Barbara H with Lily W Beresford trustee Louis C Hamersley. 76th st, Nos 364 and 366, s s, 118.9 w 1st av, 37.6x102x 38x108.2. Subordination agreement. Nov 30. Dec 14, 1908. 5:1450. nom
Increment Realty Co to LAWYERS TITLE INS & TRUST CO. Amsterdam av, No 842, n w cor 101st st, No 201, 25.11x93.9 to c l Old Bloomingdale road (closed) x25.11x95.3. Dec 12, 1908, 5 years, 4 1/2%. 7:1873. 40,000
Same to same. Same property. Certificate as to above mort. Nov 16. Dec 12, 1908. 7:1873. —
Same and Cath McCorken with LAWYERS TITLE INS & TRUST CO. Same property. Subordination agreement. Dec 11. Dec 12, 1908. 7:1873. nom
IRVING SAVINGS INSTN with Fredk H Matlage. Lexington av, Nos 351 and 353, s e cor 40th st, 37x87. Extension of \$30,000 mort until Jan 1, 1912, at 5%. Oct 21. Dec 16, 1908. 3:895. nom
Jackson, Arthur to American Mortgage Co. 14th st, No 241, n s, 105.5 n w 2d av, 25.6x103.3. P M. Dec 15, 1908, 5 years, 5 1/2%. 3:896. 20,000
Same to Max Borck. Same property. P M. Prior mort \$20,000. Dec 15, 1908, 2 years, 6%. 3:896. 4,000
Jakobus, Louis with LAWYERS TITLE INS & TRUST CO. 119th st, No 342 East. Agreement as to share ownership in mort. Nov 24. Dec 15, 1908. 6:1795. —
Kresner, Lewis to Edwin Sternberger. Thompson st, No 168, e s, 80 n Houston st, 18x75x17.8x75. Dec 10, 5 years, 5%. Dec 15, 1908. 2:525. 11,000
Kleban, Louis E to Emma Hendrix. 136th st, No 126, s s, 270 w Lenox av, 15x99.11. Dec 10, 5 years, 5%. Dec 15, 1908. 7:1920. 8,000
Klappert, Emil W with NIAGARA FIRE INS CO. 3d av, Nos 442 and 444. Subordination agreement. Dec 8. Dec 16, 1908. 3:886. nom
Kreiselshimer, Lina to Morton H C Foster. 141st st, No 311, n s, 175 w 8th av, 25x99.11. P M. Dec 11 1908, 5 years, 5%. 7:2043. 18,000
Kaldrovics, Stephen or Stephan to Morris Kite. East End av, No 67, e s, 76.11 n 82d st, 25.4x100. Dec 10, due April 15, 1910. 6%. Dec 11, 1908. 5:1590. 1,250
Koop, Edna with Davis Rosenkrantz. 3d st, No 230 East. Extension of \$13,000 mort until Dec 10, 1911, at 6%. Dec 14, 1908. 2:385. nom
Landsmann, Solomon M and Herman to the N Y SAVINGS BANK of City N Y. Essex st, No 100, e s, 70.2 n Delancey st, 18.11x75. Dec 14, 1908, due, &c, as per bond. 2:353. 13,000
Levey, Harry to Louis Cohen. Lexington av, Nos 2056 to 2060, s w cor 125th st, Nos 132 and 134. 100.11x35. Leasehold. Nov 7, demand, 6%. Dec 14, 1908. 6:1773. 900

Lefkowitz, Benj N to Jules Weil. 4th st, No 291, n s, 90 w Av C, 25.3x96.3. Prior mort \$— Dec 11, 1908, 2 years, 6%. 2:387. 2,000
Levy, Paulina wife of and Harris to U S TRUST CO of N Y. 105th st, No 106, s s, 60 e Park av, 20x100.11. Dec 10, due Dec 1, 1913, 5%. Dec 12, 1908. 6:1632. 8,000
Landau, Rose, Annie Lubliner and Frances Steinberg to Bernard Landau and ano. 138th st, No 103, n s, 100 w Lenox av, 25x99.11. Prior mort \$20,000. Dec 15, due Dec 15, 1911, 6%. Dec 16, 1908. 7:2007. 4,000
Landau, Rose, Annie Lubliner and Frances Steinberg to Bernard Landau and ano. 138th st, No 101, n s, 75 w Lenox av, 25x99.11. Prior mort \$21,000. Dec 15, 3 years, 6%. Dec 16, 1908. 7:2007. 4,000
Lloyd, Juliana R to Adolph B Ansbacher. 107th st, No 164, s s, 196 w 3d av, 28.3x100.11. Prior mort \$— Dec 15, 3 years, 5%. Dec 16, 1908. 6:1634. 16,000
Same to Ida Van Wert. Same property. Prior mort \$16,000. Dec 15, 2 years, 6%. Dec 16, 1908. 6:1634. 3,000
Larkin, Andrew J to Park Mortgage Co. 225th st, late Terrace View av, n e s, 108.7 s e Jacobus pl, 54.1x107.11x50x128.7. Dec 16, 1908, 2 years, 5 1/2%. 13:3402. 10,000
Lyons, Jeremiah C to Chas H Jackson. Walker st, No 37, s s, 75.1 e Church st, 20x85. Dec 10, 3 years, 5%. Dec 16, 1908. 1:193. 19,000
Loughlin, Thomas to Lion Brewery. 12th av, No 780, n e cor 55th st. Saloon lease. Dec 2, demand, 6%. Dec 11, 1908. 4:1103. 5,000
Lecor, Margt S, of Ossining, N Y, to UNION TRUST CO of N Y. Pearl st, No 186, s e s, abt 93 s w Maiden lane, 24.6x124.7x20.10 x122 s w s; Pearl st, Nos 182 and 184, s e s, 27x100.11x24.9x 98.11. Dec 15, 1908, 5 years, 5%. 1:39. 80,000
Lustig, Josef to Abraham A Lustig. St Marks pl, No 70, (8th st), s s, 175 n w 1st av, 25x—x25x97.6. Prior mort \$— Dec 14, 3 years, 6%. Dec 15, 1908. 2:449. 4,500
LAWYERS TITLE INS & TRUST CO with Isidor Bleiman and Franklin A Stearn. 144th st, Nos 140 and 142, s s, 334.11 e 7th av, 40.1x99.11. Extension of \$36,000 mort until Dec 1, 1913, 5%. Dec 12, 1908. 7:2012. nom
Manevetz, Louis and Isaac Edelson and Max Shapiro with Charlotte Hastorf. 7th st, Nos 41 and 43, n s, 100 w 2d av, 50x74.10. Subordination agreement. Dec 14. Dec 15, 1908. 2:463. nom
Manevetz, Louis and Abel King and Isaac Schorsch with same. Same property. Subordination agreement. Nov 14. Dec 15, 1908. 2:463. nom
McAfee, Knox, Jr, to TITLE INS CO of N Y. 162d st, No 438, s s, 80.6 w Jumel terrace, 19.6x98. Dec 15, 1908, 1 year, 5%. 8:2109. 3,000
Machson, Henry and Morris and Joe Richmond to Dora Davis. Allen st, No 167, w s, 125 s Stanton st, runs s 25.6 x w 46 x n .06 x w 41.6 x n 25 x e 87.6 to beginning, all title to strip 25x0.8 in rear. P M. Prior mort \$25,000. Dec 15, 4 years, 6%. Dec 16, 1908. 2:416. 8,055
Miles, Caroline E, of Brooklyn, N Y, to TITLE INS CO of N Y. Cherry st, Nos 402 to 406, n s, 203.9 e Scammel st, 64.1x97.8x 64.1. Dec 11, 3 years, 5 1/2%. Dec 16, 1908. 1:261. 22,000
Manheimer, Sol and Saml Mirbach to The F & M Schaefer Brewing Co. 39th st, Nos 110 and 112 West. Saloon lease. All title. Dec 15, demand, 6%. Dec 16, 1908 3:814. 5,000
Mahon, Mary A daughter and devisee Patrick Mahon to UNION SQUARE SAVINGS BANK. 45th st, No 108, s s, 125 w 6th av, 25x100.5. Prior mort \$10,000. Dec 16, 1908, due Feb 15, 1909, 5%. 4:997. 10,000
Moses, Solomon to Emanuel Moses. 148th st, s s, 283.4 w Broadway, 16.8x99.11. Dec 11, 1908, due, &c, as per bond. 7:2094. 10,000
McBride, Thomas D to Chas H Pond. Beach st, No 6, s s, 67.7 w West Broadway, runs s 54.7 x w 25.2 x n 65.6 to Beach st, x e 27.5 to beginning. P M. Oct 29, due, &c, as per bond. Dec 11, 1908. 1:190. 10,000
Moss, Frank to Richard W Freedman. 127th st, No 23, n s, 266.3 e 5th av, 18.9x99.11. P M. Dec 8, 5 years, 5%. Dec 11, 1908. 6:1752. 11,000
Moran, Peter J to John Stanton Brewing Co of Troy, N Y. 9th av, No 622. Saloon lease. Sept 22, 1905, demand, 6%. Dec 11, 1908. 4:1035. 6,500
Malba Land Co to NEW HAVEN TRUST CO. Certificate as to mort for \$105,000 on land at Whitestone, L I. Sept 30. Dec 11, 1908. —
Manevitz, Louis, of Hoboken, N J, to Charlotte Hastorf. 7th st, Nos 41 and 43, n s, 100 w 2d av, 50x74.10. Dec 14, 1908, 5 yrs, 5%. 2:463. 51,000
Same to Francis Hoffman. Same property. Prior mort \$60,750. Dec 14, 1908, due Mar 14, 1909, 6%. 2:463. 2,000
Mann, Tillie wife Joseph and Abraham and Isaac Hertzberg to Lily W Beresford trustee Louis C Hamersley. 76th st, Nos 364 and 366, s s, 118.9 w 1st av, 37.6x102x38x108.2. Dec 14, 1908, 5 years, 5%. 5:1450. 33,000
Mansfield, Eliz to Saml Newman and ano. Division st, Nos 85 and 85 1/2, s s, abt 235.2 w Pike st, 25x—x25x55. Dec 9, demand, 6%. Dec 14, 1908. 1:282. 1,000
Natkins, Benj of Monmouth Co. N J, individ and as trustee under trust agreement (and Julian Benedict and Jacob Needle in bond only) to Jennie Currier and ano exrs, &c, Geo C Currier. Madison av, Nos 1772 and 1774, w s, 60 n 116th st, 40.11x110. Dec 1, 3 years, 5%. Dec 10, 1908. 6:1622. Corrects error in last issue when 2d line read under trust agt to Jacob Needle. Madison av, No 1772. 55,000
Noakes & Noakes to Lawyers Westchester Mortgage and Title Co. Certificate as to mort for \$7,500 on land New Rochelle, Westchester Co, N Y. Dec 9. Dec 12, 1908. —
Naftal, Michael to Chas Bave. 40th st, Nos 457 and 459, n s, 100 e 10th av, 40x98.9. Supplemental mort to secure extension of mort on lease covering 6th av, No 748. Oct 31, due, &c, as per agreement. Dec 11, 1908. 4:1050. 4,000
New York Protestant Episcopal Public School with Morris Kittenplan and Chas Rubinger. 6th st, No 340. Extension of \$30,000. mort until Dec 1, 1913, at 4 1/2%. Dec 12, 1908. 2:447. nom
One Hundred and Sixty-fourth Street Co to METROPOLITAN LIFE INS CO. St Nicholas av, s w cor 164th st, 106.7x91x99.11x 53.9. Dec 7, due Nov 1, 1911, 6%. Dec 11, 1908. 8:2122. 100,000
Same to same. Same property. Certificate as to above mort. Dec 7. Dec 11, 1908. 8:2122. —
Oppenheimer, Moses to Adolph B Ansbacher. 107th st, No 2, s s, 100 e 5th av, 32x100.11. Dec 15, 1908, 3 years, 5%. 6:1612. 25,000

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- Olsen, Einar W to Chas L Perry. Northern av, w s, 510.8 n 181st st, runs s 89.7 x n w 292.9 x n w 5.4 to e s Riverside Drive or Boulevard Lafayette, x n 62.7 x n e 264.7 to beginning. P M. Dec 15, 1908, due May 20, 1911, 5%. 8:2179. 15,000
- Ochse, Fredk to BANK FOR SAVINGS in City of N Y. Hester st, Nos 209 and 211, n w cor Baxter st, Nos 134 and 136, runs n 100 x w 25 x n 2 x w 21.8 x s 103.6 to Hester st, x e 49.11 to beginning. Nov 30, 5 years, 5%. Dec 15, 1908. 1:235. 54,000
- Ochse, Frederick to Anna C Ochse. Hester st, Nos 209 and 211, n w cor Baxter st, Nos 134 and 136, runs n 100 x w 25 x n 2 x w 21.8 x s 103.6 to Hester st, x e 49.11 to beginning. P M. Prior mort \$54,000. Nov 23, due Dec 15, 1913, 6%. Dec 16, 1908. 1:235. 15,000
- Same to Susan Hahn. Same property. P M. Prior mort \$69,000. Nov 23, due Dec 15, 1911, 6%. Dec 16, 1908. 1:235. 15,000
- Same to Marie Peter. Same property. P M. Prior mort \$84,000. Nov 23, due Dec 15, 1913, 6%. Dec 16, 1908. 1:235. 10,000
- Ottenberg, Mollie with Hermina Maier. Amsterdam av, No 466. Extension of \$27,000 mort until Jan 15, 1912, at 4½%. Dec 14. Dec 16, 1908. 4:1230. nom
- O'Connor, Michael J to Richard Lathers, Jr. and ano exrs Richard Lathers. 71st st, No 326, s s, 258.6 w West End av, 17x100.5. Dec 11, 5 years, 5%. Dec 12, 1908. 4:1182. 16,000
- One Hundred and Sixty-Fourth Street Co to Jacob Herb. St Nicholas av, s w cor 164th st, 106.7x91x99.11x53.9. P M. Prior mort \$100,000. Oct 1, 1 year, 6%. Dec 11, 1908. 8:2122. 33,000
- Ostrander, Harriet E to LAWYERS TITLE INS & TRUST CO. Dey st, Nos 57 and 57½, s w cor Greenwich st, No 178, 47.11x 29.9x57.1x31.2. Dec 14, 1908, 3 years, 4½%. 1:59. 35,000
- Parmly, Chas H to GREENWICH SAVINGS BANK. 114th st, No 524, s s, 325 w Amsterdam av, 25x100.11. Dec 15, 1908, 3 years, 4½%. 7:1885. 18,000
- Pine Investing Co to CENTRAL TRUST CO of N Y. 145th st, Nos 143 and 145, n s, 406.3 w Lenox av, 43.9x99.11. Dec 14, 5 yrs 5%. Dec 15, 1908. 7:2014. 42,000
- Same to same. Same property. Certificate as to above mort. Dec 14. Dec 15, 1908. 7:2014. —
- Penco Realty Co to Empire City Wood Working Co. Riverside Drive or Parkway, n e cor 136th st, 102.6x122.10x99.11x145.8. Prior mort \$—. Dec 14, 3 years, 6%. Dec 16, 1908. 7:2002. 70,000
- Same to same. Same property. Certificate as to above mort. Dec 14. Dec 16, 1908. 7:2002. —
- Potsdam, Jacob of Brooklyn, N Y, to Marks Kirshbaum. 1st av, No 14, e s, 24.6 n 1st st, 32.6x70. Dec 14, installs, 6%. Dec 16, 1908. 2:429. 2,500
- Same and Samuel Hamburger with same. Same property. Subordination agreement. Dec 15. Dec 16, 1908. 2:429. nom
- Penco Realty Co to Empire City Wood Working Co. Broadway, Nos 3570 to 3578, s e cor 147th st, No 546, 99.11x100. Dec 14, 3 years, 6%. Dec 16, 1908. 7:2078. 38,000
- Same to same. Same property. Certificate as to above mort. Dec 14. Dec 16, 1908. 7:2078. —
- Pine Investing Co to Max Marx. 145th st, n s, 406.3 e 7th av, 43.9x99.11. Prior mort \$42,000. Dec 14, 2 years, 6%. Dec 16, 1908. 7:2014. 8,000
- Same to same. Same property. Certificate as to above mort. Dec 14. Dec 16, 1908. 7:2014. —
- Parmelee, Gussie T to TITLE GUARANTEE AND TRUST CO. 58th st, No 320, s s, 265 w 8th av, 20x100.5. Dec 11, due, &c, as per bond. Dec 12, 1908. 4:1048. 17,300
- Parmelee, Gussie T to TITLE GUARANTEE AND TRUST CO. 57th st, Nos 319 and 321, n s, 250 w 8th av, 2 lots, each 25x100.5. Two mortg, each \$25,200. Dec 11, due, &c, as per bond. Dec 12, 1908. 4:1048. 50,400
- Pearson, Thomas to G Lee Stout as exr Jacob Stout. 144th st, No 248, s s, 329.6 e 8th av, 20x99.11. Dec 11, 1908, due, &c, as per bond. 7:2029. 6,500
- Pinehurst Realty Co to Henry Bendheim. 180th st, s s, 175 w Amsterdam av, 100x100. P M. Dec 9, 2 years, 5%. Dec 11, 1908. 8:2152. 20,000
- Pine Investing Co to TITLE GUARANTEE AND TRUST CO. Broadway, s e cor 160th st, 99.11x125. Building loan. Dec 10, due June 1, 1910, 6%. Dec 11, 1908. 8:2118. 170,000
- Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1908. 8:2118. —
- Same to Max Marx. Same property. P M. Prior mort \$170,000. Dec 10, due, &c, as per bond. Dec 11, 1908. 8:2118. 50,000
- Same to same. Same property. Certificate as to above mortgage. Dec 10. Dec 11, 1908. 8:2118. —
- Rosenstein, Fannie with Wm L Radford and ano exrs, &c, Lewis Radford. 120th st, No 126 W. Subordination agreement. Dec 15, 1908. 7:1904. nom
- Rosenstein, Fannie to Wm L Radford and ano exrs, &c, Lewis Radford. 120th st, No 126, s s, 312 w Lenox av, 19x100.11. Dec 15, 1908, 3 years, 5%. 7:1904. 17,000
- Rusiello or Russiello, Giovanni to Saml Rosenberg. 1st av, No 2169, w s, 25.11 n 112th st, 25x100. Dec 14, 5 years, 5%. Dec 16, 1908. 6:1684. 26,000
- Rosenthal, Harry to Max Marx. 7th av, Nos 1827 and 1829, e s, 25.2 n 111th st, 75.8x100. Prior mort \$40,000. Dec 15, due Dec 15, 1910, 6%. Dec 16, 1908. 7:1821. 5,000
- Remsen, F John to Peter Wolfe. 105th st, n s, 150 e Columbus av, 32x100.11. P M. Prior mort \$28,000. Dec 15, 3 years, 6%. Dec 16, 1908. 7:1841. 7,000
- Smith, Edith C to Edw C Sheehy. Lexington av, No 1358, w s, 34.4 s 91st st, 16.6x88.3. Certificate as to payment of \$4,000 on account of mortgage. Dec 7. Dec 16, 1908. 5:1519. —
- Schlesinger, Isaac with James M Horton. Amsterdam av, Nos 1621 to 1625, n e cor 140th st, No 477, 99.11x40; Amsterdam av, Nos 1627 to 1633, s e cor 141st st, No 476, 99.11x35. Extension of \$25,000 mort until Dec 15, 1911, —%. Dec 15. Dec 16, 1908. 7:2057. nom
- Schmitt, Ella M to Michl J Dowd. 180th st, n w cor Wadsworth av, 90x25. Dec 10, due, &c, as per bond. Dec 11, 1908. 8:2163. 6,000
- Simon, Rachel, Aaron F Kurzman and Henry Segall to LAWYERS TITLE INS & TRUST CO. 185th st, s s, 200 e St Nicholas av, 50x99.11. Dec 9, 5 years, 5%. Dec 11, 1908. 8:2157. 32,500
- Steckler, Chas with Yetta Salzman. Ay A. No 208. Extension of \$40,000 mort until Nov 1, 1914, at 5%. Nov 1. Dec 11, 1908. 2:406. nom
- Silleck, James W, Jr, to Alexander McCann. 148th st, No 519, n s, 261 w Amsterdam av, 15.6x99.11. P M. Prior mort \$—. Dec 15, 1908, 1 year, 6%. 7:2080. 1,750
- Saxe, Albert to Max M Warburg. Broadway, Nos 2171 to 2177, s w cor 77th st, No 260, 105.5x146x102.2x119.10. Dec 15, 1908. 6 years, 5¼%. 4:1168. 625,000
- Same and Lawyers Realty Co with same. Same property. Subordination agreement. Dec 15, 1908. 4:1168. nom
- Saxe, Albert and Lord & Taylor, a corpn, with same. Same property. Subordination agreement. Dec 15, 1908. 4:1168. nom
- Schmitt, Ella M to Louisa Booss and ano. Broadway, s w cor 144th st, 99.11x150. Dec 16, 1908, 3 years, 5%. 7:2090. 120,000
- Schmilowitz, Harris with Phillip Goldstein. Norfolk st, No 153, w s, 75 s Stanton st, 25x100. Agreement as to payment of mort, &c. Dec 16, 1908. 2:354. nom
- STATE BANK to Saml Barkin. Spring st, Nos 26 and 28, s e cor Mott st, No 202, 47.7x91.5x46.7x102.8. Certificate as to reduction of mort. Dec 9. Dec 11, 1908. 2:479. —
- Sarasohn, Bashe to Abraham H Sarasohn. Scammel st, No 30, e s, 60.1 s Madison st, 27x95. Dec 10, 1 year, 6%. Dec 12, 1908. 1:266. 1,426.84
- St Lukes Home for Aged Women, a corpn, with Emma E Lehrbach. 6th st, No 217 East. Extension of \$7,000 mort until Jan 1, 1914, at 5%. Nov 30. Dec 12, 1908. 2:462. nom
- Same with same. Same property. Extension of \$3,000 mort until Jan 1, 1914, at 5%. Nov 30. Dec 12, 1908. 2:462. nom
- Stephens, Julia B with Nathan Grubstein, Saml Karnal and Maurice M Strauss. 39th st, No 207 East. Extension of \$14,000 mort until June 29, 1912, at 5¼% for first year and 5% thereafter. Dec 10. Dec 12, 1908. 3:920. nom
- Sturz, Fredk with Louis Manheim. 97th st, No 331 East. Extension of \$16,000 mort until Dec 14, 1911, at 5½%. Dec 12, 1908. 6:1669. nom
- Stecher, Mollie with Maud E Cooke of New Orleans, La. 119th st, No 132, s s, 265 e Park av, 20x100.11. Extension of mort for \$16,000 to Feb 11, 1911, at 5½%. July 7, 1907. Dec 11, 1908. 6:1767. nom
- Sutphin (W L) Realty Co to Henry L Goodwin and ano trustees Matilda E Coddington. 26th st, No 32, s w s, 281.6 s e 6th av, 18.6x98.9. Dec 11, 1908, 3 years, 5%. 3:874. 45,000
- Same to same. Same property. Certificate as to above mort. Dec 11, 1908. 3:874. —
- Spring, Helen C, of Los Angeles, Cal, widow, Helen M Allen of N Y, Harriet A Copeland of Elizabeth, N J, and Amasa Spring of Los Angeles, Cal, children and heirs Amasa Spring decd to NORTH RIVER SAVINGS BANK. 29th st, Nos 252 to 258, s s, 65 e 8th av, runs e 90 x s 40.4 x w 2.7 x s 40.2 x w 48.10 x n 6.6 x w 38.5 x n 74 to beginning. Prior mort \$25,000. Dec 2, due Oct 15, 1909, 4½%. Dec 11, 1908. 3:778. 10,000
- Simon, Rachel, Henry Segall, Aaron F Kurzman and Realty Transfer Co with LAWYERS TITLE INS & TRUST CO. 185th st, s s, 200 e St Nicholas av, 100x79.11. Two subordination agreements. Dec 10. Dec 14, 1908. 8:2157. nom
- Simon, Rachel, Henry Segall and Aaron F Kurzman and Hudson Mortgage Co with LAWYERS TITLE INS & TRUST CO. 185th st, s s, 200 e St Nicholas av, 100x79.11. Subordination agreement. Dec 9. Dec 14, 1908. 8:2157. nom
- Simon, Rachel, Henry Segall and Aaron F Kurzman and Maurice Cohen with LAWYERS TITLE INS & TRUST CO. 185th st, s s, 200 e St Nicholas av, 100x79.11. Two subordination agreements. Dec 10. Dec 14, 1908. 8:2157. nom
- Simon, Rachel, Henry Segall, Aaron F Kurzman and Martha W Weill with LAWYERS TITLE INS & TRUST CO. 185th st, s s, 200 e St Nicholas av, 100x79.11. Two subordination agreements. Dec 10. Dec 14, 1908. 8:2157. nom
- Silverman (C M) & Son, a corpn, to Louis J Reckendorfer. Broadway, s e cor 140th st, 99.11x150. Certificate as to mort for \$250,000 dated Nov 28, 1908. Nov 28. Dec 14, 1908. 7:2071. —
- Tuchmann, Leon with Charles Steckler and Julius Tishman. Av A, No 208, s e cor 13th st, Nos 500 to 504, 26x96. Subordination agreement. Nov 18. Dec 11, 1908. 2:406. nom
- Turner, Winifred I to Johanna Batsche. 132d st, No 114, s s, 175 w Lenox av, 25x99.11. Prior mort \$20,000. Dec 15, 1908, 2 yrs, 6%. 7:1916. 4,000
- Tucker, Clarence, Chas A and Arthur C as trustee Geo W Tucker with Lena Blumenthal. 113th st, No 60, s s, 45 e Madison av, 25x100.10. Extension \$17,500 mort until Sept 1, 1913, at 5%. Sept 12. Dec 15, 1908. 6:1618. nom
- Thomas, James C to American Mortgage Co. 147th st, No 307, n s, 75 e Bradhurst av, 25x85. Dec 16, 1908, 3 years, 5%. 7:2045. 12,000
- Tomes, Geo to NAGARA FIRE INS CO. 3d av, Nos 442 and 444, w s, 49.4 s 31st st, 49.4x100. Dec 16, 1908, 5 years, 4½%. 3:886. 63,000
- Vanderbilt Tile Co to TITLE GUARANTEE AND TRUST CO. 160th st, s s, 125 e Broadway, 50x99.11. Building loan. Dec 10, due June 1, 1910, 6%. Dec 11, 1908. 8:2118. 35,000
- Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1908. 8:2118. —
- Same to Max Marx. Same property. P M. Prior mort \$35,000. Dec 10, due, &c, as per bond. Dec 11, 1908. 8:2118. 17,500
- Same to same. Same property. Certificate as to above mort. Dec 10. Dec 11, 1908. 8:2118. —
- Weisberg, Dora wife of and Harris to Jacob R Schiff. 7th sst, No 74, s s, 200 w 1st av, 25x90.10. Prior mort \$33,500. Dec 10, due Mar 26, 1912, 6%. Dec 11, 1908. 2:448. 3,000
- West Side Construction Co to New York Mortgage & Security Co. Riverside Drive, s e cor 99th st, 106.10x80.11x100.11x116.1. Prior mort \$90,000. Dec 15, 1908, due Mar 15, 1910, 6%. 7:1888. 210,000
- Same to same. Same property. Certificate as to above mort. Dec 15, 1908. 7:1888. —
- William, Lemuel L with Eliz Hugart widow. 52d st, No 314, s s, 200 w 8th av, 16.8x100.5. Extension of \$6,000 mort until Oct 26, 1911, at 5%. Oct 26. Dec 16, 1908. 4:1042. nom

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Wellbrock, Leonora H to John S Daly as exr, &c, John B McKean. Water st, No 668, n s, 200 w Jackson st, 25x91.6x25x92.7. Dec 15, 1908, 3 years, 5%. 1:260. 6,000  
Walsh, Robert E to EMIGRANT INDUST SAVINGS BANK. 33d st, No 311, n s, 182 w 8th av, 22.8x98.9. Dec 14, 1908, 3 years, 5%. 3:757. 8,000  
Waunegan Realty Co with METROPOLITAN LIFE INS CO. Broadway, n w cor 163d st, 99.11x125. Subordination agreement. Dec 10, Dec 11, 1908. 8:2137. nom  
Wile, Bell B with John A Aspinwall and ano trustees Louisa Minturn, &c, will John W Minturn. Madison av, No 1786. Extension of \$12,500 mort until Oct 5, 1913, at 4½%. Dec 16, 1908. 6:1623. nom  
Wanderman Construction Co to JEFFERSON BANK. 13th st, Nos 410 to 426, s s, 318.4 w Av A, runs s 103.3 x w 73 x s 26.8 x n 11 x w 24.4 x s 22.1 x s w 4.4 x n w 99.5 to c l Old Stuyvesant st (closed), x n e 23.4 x n 31.2 to st, x e 160.8 to beginning. Dec 16, 1908, 2 years, 6%. 2:440. 6,000  
Same to same. Same property. Certificate as to above mort. Dec 16, 1908. 2:440.  
Weil, Samuel with American Mortgage Co. 7th st, No 96, s s, 112.11 e 1st av, 25x90.10. Subordination agreement. Dec 10, Dec 11, 1908. 2:434. nom  
Zasuly, Mary to Edward Lyons. Lewis st, No 55. Assign rents to extent of \$900. June 19. Dec 15, 1908. 2:328. 900

## BOROUGH OF THE BRONX.

Under the head the \* denotes that the property is located in the new Annexed District (Act of 1895).

Alpert, Max to American Mortgage Co. 3d av, No 3310, e s, abt 110 n 164th st, 16.6x— to Boston road, xl6.10x—. Dec 11, 1908, 3 years, 5½%. 10:2607. 6,000  
Alexander Development Co, a corpn, to Edgar S Appleby TRUSTEE. 138th st, s s, 75 w Alexander av, 25x100. Dec 9, 5 years, 5½%. Dec 14, 1908. 9:2313. 15,000  
Same to same. Same property. Certificate as to above mort. Dec 9, Dec 14, 1908. 9:2313.  
Ashe, Imogene to TITLE GUARANTEE AND TRUST CO. Decatur av, No 3090, s e s, 200 s w Woodlawn road, 50x120. Dec 14, 1908, due, &c, as per bond. 12:3331. 7,000  
Amdur, Louis to Clarence S Weller. Macy pl, No 1025, n s, 81.5 e Prospect av, 25x140. Prior mort \$—. Oct 15, 3 years, 6%. Dec 15, 1908. 10:2688. 5,000  
Blaesius, Emile to Mary Blaesius. Southern Boulevard, s w cor 182d st, late Elm av, 112x116.3x100x65.10, except part for st. Prior mort \$15,000. Dec 16, 1908, 1 year, 6%. 11:3111 and 3112. 2,000  
\*Barkhausen, Charles to Christina Friedrich. Pleasant av, late 2d av, e s, 185 n Olin av and being lot 85 map of Olinville, 100x100. Prior mort \$—. June 1, 3 years, 6%. Dec 14, 1908. 450  
\*Bickhardt, Andrew to John P Moebus. 1st av, e s, 300 s 1st st, 100x100, Olinville. Dec 11, 5 years, 6%. Dec 14, 1908. 3,000  
Belotti, Salvino to Georgianna Briggs. Webster av, e s, 150 s Gun Hill road and being lot K map Norwood, —x—. Sept 21, 1 year, 6%. Dec 16, 1908. 12:3358. 600  
Brinckmann, Henry to HARLEM SAVINGS BANK. 133d st, s s, 225 e St Anns av, 99.9x100.2. Dec 10, due, &c, as per bond. Dec 11, 1908. 10:2546. 3,000  
Bristow, Louise N with Dennis O'Donovan. Perry av, s w cor 207th st, 82.2x irreg x100 to s s 207th st, x180.1. Extension of mort for \$1,000 to Nov 1, 1913, with interest increased from 5% to 6%. Oct 29. Dec 11, 1908. 12:3342. nom  
Church of God Missionary Home to Wm J Hoe. Grand av, e s, 106.11 s 181st st, 60.9x90x83.3x92.9. Prior mort \$—. Dec 10, 3 years, 5½%. Dec 11, 1908. 11:3194. 8,000  
Same and Jerome Avenue Realty Co with same. Same property. Subordination agreement. Dec 10, Dec 11, 1908. 11:3194. nom  
Cohen, Anne wife of David to Julius Heiderman. Prospect av, No 631, w s 25 n 151st st, 25x100. Dec 14, due June 14, 1911, 6%. Dec 15, 1908. 10:2674. 1,500  
Donovan, John J to UNION EXCHANGE BANK. 181st st, No 617, n s, 115.2 w Hughes av, 17.2x95. P M. Oct 31, due Nov 6, 1911, 5%. Dec 14, 1908. 11:3070. 3,000  
Denicke, Julius B with James E McFadden. Arthur av, w s, 86.1 s 179th st, 26.1x90. Extension of \$3,500 mort until Oct 22, 1910, at 6%. Nov 16. Dec 12, 1908. 11:3068. nom  
Eilers, Herman G with Rose M Butler. Tryon av, w s, 122.9x107.3 x83.4x78.3. Extension of \$2,000 mort until Dec 10, 1911. Dec 10, Dec 15, 1908. 12:3343. nom  
Flood, Rosa to James B Kilsheimer, Jr. Popham av, w s, 121.4 n 176th st, 25x100. Prior mort \$—. Oct 22, demand, 6%. Dec 11, 1908. 11:2877. 1,500  
Frank, August and Alexander and Maria Zentgraf with NORTH SIDE SAVINGS BANK. St Anns av, No 612, e s, 250.9 s Westchester av, 25.3x99x25x95.3, n s. Subordination agreement. Dec 16, 1908. 10:2616. nom  
Frank, August to NORTH SIDE SAVINGS BANK. St Anns av, No 612, e s, 250.9 s Westchester av, 25x99x25x95.3. Dec 16, 1908, 1 year, 5%. 10:2616. 6,000  
Frank, Ida to Jacques Lobel. 135th st, No 289, n s, 175 e Lincoln av, 25x100. Dec 12, due Dec 12, 1909, 6%. Dec 14, 1908 9:2311. 500  
Foxvale Realty Co to City Mortgage Co. Fox st, w s, 100 n Longwood av, 333.3x100. Building loan. Dec 9, demand, 6%. Dec 11, 1908. 10:2709. 135,000  
Same to same. Same property. Certificate as to above mort. Dec 9, Dec 11, 1908. 10:2709.  
\*Guarino, Pasqualina and Pasqualina to James B Kilsheimer. 216th st, late 2d st, s s, 302 w 4th av, 50x114, Williamsbridge. Prior mort \$600. Dec 1, due June 1, 1909, 6%. Dec 11, 1908. 160  
Gaffney (J C) Construction Co to Margt Knox. 163d st, Nos 894 and 896, w s, 44.10 n 162d st, 41.7x73.6x40.5x85.4. Nov 21, due, &c, as per bond. Dec 14, 1908. 10:2690. 4,000  
Gaffney (J C) Construction Co to Margaret Knox. 163d st, Nos 894 and 896, w s, 44.10 n 162d st, 41.7x73.6x40.6x85.4. Certificate as to mortgage for \$4,000. Nov 21. Dec 14, 1908. 10:2690.

\*Hermann, Carolina wife of Peter to Eliz Noll. 241st st, n w cor Matilda st, 49.3x100. Oct 1, 3 years, 6%. Dec 16, 1908. 1,000  
\*Hegg, Charles to Hudson P Rose Co. Eastchester road, e s, abt 177 s Saratoga av, 25.3x86.3x25x83. P M. Dec 10, 3 years, 5½%. until Sept 25, 1909, and 5% thereafter. Dec 16, 1908. 375  
Hunter, Lydia H E to Henry Heyman. 184th st, No 12, s s, 100 w Jerome av, 25x111.3. Nov 28, due, &c, as per bond. Dec 15, 1908. 11:3198. 6,000  
Hunts Point Construction Co to Siegel, Cooper & Co, bankers. Hunts Point av, w s, 181 n Lafayette av, fifteen lots, each 39x 100. Fifteen mortg, each \$24,000. Dec 14, 3 years, 5%. Dec 15, 1908. 10:2740. 360,000  
Same to same. Same property. Certificate as to above mort. Dec 9, Dec 15, 1908. 10:2740.  
Harden, Wm S to Henry B Crawford. Morris av, w s, 280.7 s 183d st, 37.3x102.6x37.6x103. Dec 15, 1908, due, &c, as per bond. 11:3182. 2,500  
Holloway, Mary A wife of John P to Emma F Chappel of Brooklyn. Valentine av, old e s 315.8 s 184th st and 200 s Clark st, 25x135, except part for av. Dec 14, 3 years, 5½%. Dec 15, 1908. 11:3146. 4,500  
Herrmann, Edward with American Mortgage Co. 3d av, No 3310, e s, abt 110 n 164th st, 16.6x— to Boston road, xl6.10x—. Subordination agreement. Dec 11, 1908. 10:2607. nom  
Hupfel, Anna M to Saml Garland. 238th st, s s, 275 e Martha av, 25x100. Dec 10, due, &c, as per bond. Dec 11, 1908. 12:3391. 650  
\*Hartmann, Joseph to Elmer A Allen. Commonwealth av, s e cor Mansion st, 25x100. Dec 14, 1908, 1 year, 6%. 350  
Jackson, Benj F with Edgar S Appleby as trustees and Frank Cecil. 138th st, s s, 75 w Alexander av, 25x100. Subordination agreement. Dec 9, Dec 14, 1908. 9:2313. nom  
Johnson, Harry C to Wm Hodgson. Decatur av, No 3164, e s, 163.4 s 205th st, 16.8x112.6. Prior mort \$3,200. Dec 11, due, &c, as per bond. Dec 14, 1908. 12:3353. 1,000  
\*Jones, Wm C, of Brooklyn, N Y, to Peter J Kelly. Gifford av, n s, 630.8 e Balcom av, 50x100.10x50x100.6. Dec 12, 3 years, 5%. Dec 14, 1908. 500  
Jerome Avenue Realty Co and Daniel O Teasley with Wm J Hoe. Grand av (as proposed), e s, 106.11 s 181st st, 60.9x90x83.3x92.9. Agreement that building on above premises does not violate covenants, &c. Dec 10, Dec 11, 1908. 11:3194. nom  
Kitchen, Jane wife of and Andrew to Herbert S Brussel guard Adolph B and Marion Lichtenstein. Kelly st, e s, 131.3 n 156th st 2 lots, each 20x100. Two mortg, each \$8,000. Dec 10, 3 years, 5½%. Dec 11, 1908. 10:2716. 16,000  
\*Killenberg, Gustav to Fredk Reinschmidt guardian Lucien and Gabriel Deschamps. Barnes av, n w cor 239th st, 50x99.6x50x 96.3. Dec 11. Dec 12, 1908. 2 years, 5%. 1,000  
Knierrim, Lizzie to Tremont Building and Loan Assoc. Park av, No 4239 (Myrtle av), w s, abt 118 s 178th st, 25x150, except part for Park av. Dec 10, installs, 6%. Dec 12 1908. 11:3027. 3,000  
Kolbe, Harry to Hermann G Unger. Crotona av, No 1419, w s, 165.5 n 170th st, 25x89.11 to Clinton av, x24.11x100.9. P M. Dec 14, 3 years, 5½%. Dec 15, 1908. 11:2936. 5,000  
Krabo, Marie wife of August Krabo and Henry A Schwicardi to Anna C Stephens. 182d st, s w cor Hughes av, 50.4x80x48.8x 66.11. Dec 4, 5 years, 5½%. Dec 16, 1908. 11:3070. 22,000  
Krabo, Marie wife of August and Henry A Schwicardi and Natalie his wife to Geo B Tobias. Hughes av, s w cor 182d st, 66.11x 48.8x80x50.4. Prior mort \$22,000. Dec 15, 2 years, 6%. Dec 16, 1908. 11:3070. 4,000  
Levinson, Leo to H Schieffelin Sayers trustee Mathilda C Oakley. Clay av, w s, 325 n 166th st, 50x100.5. Dec 15, due, &c, as per bond. Dec 16, 1908. 9:2429. 7,000  
Leader, Isaac and Jacob Bloom and Morris Silverman to James Stokes. Washington av, e s, 100.3 s 171st st, 50.1x157.8x50x 160.9. Nov 20, 5 years, 5%. Nov 24, 1908. 11:2911. Corrects error in issue of Nov 28, 1908, as to amount of mort. 36,000  
Levy, Elise to Boniface Vandeputte. 203d st, n s, 126 w Mosholu Parkway, 25x95. Dec 10, 3 years, 5½%. Dec 11, 1908. 12:3309. 6,000  
Same to Felix Frank. Same property. Dec 10, 3 years, 5½%. Dec 11, 1908. 12:3309. 6,000  
McManus, Eliz F, of Brooklyn, with Amelia R, Josephine A and Mary V Figuera. 134th st, s s, 383.10 e Willis av, 16.8x100. Extension of mort for \$1,000 to Mar 2, 1911, —%. Feb 13, 1906. Dec 14, 1908. 9:2278. nom  
\*Masche, Katharina to Henrietta Mittnacht. 227th st (13th av), n s, 155 e Barnes av (4th st), 25x114, Wakefield. Prior mort \$5,000. Dec 12, due June 1, 1909, 6%. Dec 15, 1908. 1,100  
McCarthy, Charles to John D Foley. Anthony av, No 2056, e s, 191.8 n Burnside av, 16.8x138x16.11x143.2. Prior mort \$—. Dec 15, 3 years, 6%. Dec 16, 1908. 11:3149 and 3156. 1,000  
Murphy, Patrick J or Patrick to Cath Tighe. Cedar av, n w cor 177th st, 126.6x97.6x127.1x89.2. Dec 15, 3 years, % as per bond. Dec 16, 1908. 11:2883. 25,000  
Meehan, Cath to LAWYERS TITLE INS AND TRUST CO. Hunts Point road, n w cor Lafayette st, runs n 181.1 x w 100 x s 147.5 to av, x e 105.6 to beginning. Dec 16, 1908, 3 years, 5%. 10:2740. 20,000  
Marshall, Mary E with H Miller as admr C T A of Robt C Townsend. Perry av, e s, 225 s Gun Hill road, 34x100. Extension of \$25,000 mort until Oct 16, 1913, at 5%. Dec 11, 1908. 12:3348. nom  
Meehan (James F) Co with Lucius H Beers. Southern Boulevard, e s, 150 n Tiffany st, 100x100. Subordination agreement. Dec 16, 1908. 10:2733. nom  
\*Miller, Wm D (and Wm W Penfield in bond only), to Morris E Webber trustee for Sarah K Brush Will Abbott Hodgman. 240th st, late Westchester av, n w cor Marian st, 50x100, Washingtonville. Nov 1, due Dec 15, 1911, 5½%. Dec 16, 1908. 2,258.69  
MUTUAL LIFE INS CO of N Y with Samson Lachman, Abraham Goldsmith, Henry Morgenthau and Fredk Johnson. Prospect av, s w cor Westchester av, 267.6x irreg x irreg x295.3 along s s of Westchester av, Extension of \$175,000 mort until Dec 15, 1911, at 5%. Dec 15, Dec 16, 1908. 10:2676. nom  
Matuszewski, John F to Irvine Realty Co. Irvine st, e s, 257.5 s Garrison av, 25x100. P M. Prior mort \$6,000. Dec 12, due, &c, as per bond. Dec 14, 1908. 10:2761. 1,000  
Mott, Wm F, of Toms River, N J, to Patrick J Sullivan. Ryer av, No 2077, s w cor 180th st, 25.10x97.5x45.5x90. Dec 11, 1908, 1 year, 5½%. 11:3156 and 3149. 1,500



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- Meehan (James F) Co with Thomas Le C Jacques and ano trustees Chas L R Hutchinson for Harriet A Whitmore. Southern Boulevard, e s, 150 n Tiffany st, 100x100. Subordination agreement. Dec 16, 1908. 10:2733. nom
- Neely, Minnie F to TITLE GUARANTEE AND TRUST CO. Southern Boulevard, e s, 150 n 167th st, 50x100. Dec 15, due, &c, as per bond. Dec 16, 1908. 10:2745. 8,000
- New York City Unit-Ownership Realty Co to Caroline Stern. Union av, No 894, e s, 171.1 n 161st st, 37.6x100. Dec 15, 3 years, 6%. Dec 16, 1908. 10:2677. 9,000
- Same to same. Same property. Certificate as to above mort. Dec 15. Dec 16, 1908. 10:2677.
- \*O'Connell, John to FRANKLIN SOCIETY FOR HOME BUILDING AND SAVINGS. Poplar st, n s, 88.1 e Bear Swamp road, 25x100. Dec 11, installs, 6%. Dec 14, 1908. 2,000
- Oakley, Annabelle wife of Robt H, of Yonkers, N Y, to Elmer A Allen. Grand av, e s, 147.11 n Fordham road, 50x100. Dec 10, 1 year, 6%. Dec 11, 1908. 11:3203. 325
- Powell, Henry M with Herbert S Brussel guardian Adolph B and Marion Lichtenstein. Kelly st, e s, 131.3 n 165th st, 40x100. Subordination agreement. Dec 10. Dec 11, 1908. 10:2716. nom
- Price, Mary J to Tremont Building and Loan Assoc. Monroe av, No 1652, e s, 145 s 173d st, 25x95. Dec 10, installs, 6%. Dec 12, 1908. 11:2791. 2,000
- Putzel, Joseph with Underwriters Realty and Title Co. Walton av, w s, 68 s 183d st, 200x95. Subordination agreement. Dec 10. Dec 11, 1908. 11:3186. nom
- \*Poldow, Joseph to Fredk Meyer. Elliot av, w s, 25 n Juliana st, 25x100, Olinville. P M and Building loan. Dec 12, 1 year, 5½%. Dec 14, 1908. 5,900
- \*Same to same. Elliot av, w s, 50 n Juliana st, two lots, each 25x100, Olinville. Two P M and building loan mortg, each \$5,500. Dec 12, 1 year, 5½%. Dec 14, 1908. 11,000
- \*Same to same. Elliot av, n w cor Juliana st, 25x100, Olinville. P M. Building loan. Dec 12, 1 year, 5½%. Dec 14, 1908. 6,600
- Same to same. Juliana st, n s, 100 w Elliot av, 25x100. P M. Building loan. Dec 12, 1 year, 5½%. Dec 14, 1908. 5,500
- \*Pizzutiello, Teresina to Frank C Mayhew and ano trustees Levi H Mace. Magenta st, s s, 125 e Cruger av, 25x100. Nov 11, 3 years, 6%. Dec 15, 1908. 2,750
- Richter, Joseph A to Christine Bladel. 179th st, No 60, s s, 80 w Morris av, 20x80. P M. Dec 2, 2 years, 6%. Dec 11, 1908. 11:2829. 2,500
- Rosenthal, Marcus to EMPIRE CITY SAVINGS BANK. St Anns av, s w cor 147th st, 25x99.11. Dec 14, 3 years, 5½%. Dec 16, 1908. 9:2273. 28,000
- Same to Wm L Cahn. Same property. Prior mort \$28,000. Dec 15, due Mar 1, 1911, 6%. Dec 16, 1908. 9:2273. 5,500
- \*Ruelius, Wilhelmina wife of Geo to Margt Walsh. Mianna st, s s, abt 77 w White Plains road, 25x102. Dec 15, 5 years, 5½%. Dec 16, 1908. 2,700
- Ruhl, Sarah with Maud E Cooke of New Orleans, La. Aqueduct (Loring) av, w s, 200 n Hampden (formerly 206th and also 184th) st, 50x99.11. Extension of mort for \$6,000 to Mar 1, 1911, —. Mar 1, 1906. Dec 11, 1908. 11:3218. nom
- Renshaw, Henrietta to TITLE GUARANTEE AND TRUST CO. Beach terrace, No 596, s s, 60.8 e Crimmins av, 25.2x100. Dec 11, 1908, due, &c, as per bond. 10:2555. 11,000
- Smyth, Margaret with HARLEM SAVINGS BANK. 133d st, s s, 225 e St Anns av, 99.9x100.2. Subordination agreement. Dec 10. Dec 11, 1908. 10:2546. nom
- Streebrook Realty Co to Maria T McCormick. Bathgate av, e s, 169.11 n 175th st, runs n 41.6 x e 99.7 x s 8 x w 0.1 x s 33.6 x w 99.3 to beginning. Dec 11, 3 years, 5½%. Dec 12, 1908. 11:2923. 32,000
- Same to same. Same property. Certificate as to above mort. Dec 11. Dec 12, 1908. 11:2923.
- Siff, Max to Emil W Oppenheim. Brook av, w s, 100 s Wendover av, runs s 95.2 x w 39 x n 43.9 x n 55.7 x e 60 to beginning. Prior mort \$—. Dec 11, 1908, 3 years, 5½%. 11:2896. 32,000
- \*Stewart, Annie to Hudson P Rose Co. Classon Point road, n e s, at intersection w s Leland st, 122.2x76 to Leland st, x141x10. P M. Dec 4, 5 years, 5½%. Dec 16, 1908. 1,200
- Same and Christina Wiehe with same. Same property. Subordination agreement. Dec 11, 1908. 11:2896. nom
- Schores, Anna O with Francisca Hohmann. Freeman st, n s, 138.8 e Union av, 20x86.10. Extension \$1,000 mort until Feb 8, 1910, at 6%. Dec 10. Dec 12, 1908. 11:2968. nom
- Same with same. Freeman st, n s, 118.8 e Union av, 20x86.10. Extension of \$1,500 mort until Feb 8, 1910, at 6%. Dec 10. Dec 12, 1908. 11:2968. nom
- Sixteenth Baptist Church, a corpn, with Viola Bauer. 132d st, n s, 170 e Cypress or Trinity av, 15x110. Extension of \$2,500 mort until Jan 11, 1912. Dec 12. Dec 15, 1908. 10:2561. nom
- Same with same. 132d st, n s, 185 e Cypress av, 15x110. Extension of \$2,500 mort until Jan 11, 1912. Dec 11. Dec 15, 1908. 10:2561. nom
- Tully Construction Co to Thomas Le C Jaques and ano trustees Chas L R Hutchinson for Harriet A Whitmore, &c. Southern Boulevard, e s, 216.8 n Tiffany st, 33.4x100. Dec 16, 1908. 5 years, 5½%. 10:2733. 17,500
- Same to same. Same property. Certificate as to above mort. Dec 16, 1908. 10:2733.
- Same to Lucius H Beers. Southern Boulevard, e s, 183.4 n Tiffany st, 33.4x100. Dec 16, 1908, 5 years, 5½%. 10:2733. 17,500
- Same to same. Same property. Certificate as to above mort. Dec 16, 1908. 10:2733.
- Thornton Brothers Co to LAWYERS TITLE INS & TRUST CO. Findlay av, e s, 285.5 n 169th st, 4 lots, each 20x100. Four mortg, each \$4,000. Dec 15, 1908, 3 years, 5%. 11:2783. 16,000
- Same to same. Certificate as to above mort. Dec 15, 1908. 11:2783.
- Underwriters Realty and Title Co to Edward Reegenhard. Walton av, w s, 68 s 183d st, 200x95. Prior mort \$12,500. Dec 10, due Dec 1, 1909, 6%. Dec 11, 1908. 11:3186. 2,700
- Same to same. Same property. Certificate as to above mort. Dec 8. Dec 11, 1908. 11:3186.
- Same to Alexander McL Jeffrey. Walton av, w s, 68 s 183d st, 200 x95. Dec 10, 3 years, 6%. Dec 11, 1908. 11:3186. 12,500
- Same to same. Same property. Certificate as to above mort. Dec 11, 1908. 11:3186.
- \*Vickery, Robert W and Annette A Williams to Martha Stieff. Vickery lane, at n w cor land hereby described and of John Eckhoff, runs e 134.2 to land James Ketchem, x s 78.10 to Fordham estate, x w 134.2 x n 78.10 to beginning, City Island. Dec 10, 3 years, 6%. Dec 14, 1908. 3,000
- Van Zandt, Mary E with Julius R Caesar et al exrs Friedrich W Caesar. Anthony av, e s, 191.8 n Burnside av, 16.8x138x16.11x 143. Extension of mort for \$2,500 to Sept 1, 1911, at 5%. Mar 2, 1908. Dec 16, 1908. 11:3149 and 3156. nom
- \*Watson, Chas E to Frank C Mayhew and ano trustees. Magenta av (211th st), s w cor Magenta pl, 125x100. July 25, 3 years, 6%. Dec 15, 1908. 1,600
- \*Same to same. White Plains rd, s e cor Magenta av (211th st), 51.6x105.5x50x92.9. July 25, 3 years, 6%. Dec 15, 1908. 1,500
- Wetzel, Cath widow, individ and as trustee Christian Wetzel and Louis Wetzel, Wilhelmina Damian, Katharina Mayer and Martha Wetzel children Christian Wetzel to John Eichler Brewing Co. 3d av, w s, 30 s w 169th st, 45x113.2x45x113, except part for 3d av. Dec 9, due, &c, as per bond. Dec 11, 1908. 9:2373. 3,400
- Walker, Emily B wife of Chas J of Brooklyn, N Y, to BOWERY SAVINGS BANK. Cedar lane, n w cor 150th st, 125x25.2. Dec 14, 1908, 5 years, 5%. 9:2348. 4,500
- Williams, John G to TITLE GUARANTEE AND TRUST CO. Trinity av, No 1049, w s, 411.2 n 165th st, 20x100. Dec 14, 1908, due, &c, as per bond. 10:2633. 4,000
- \*Zinco, Lucia to Mary E Cooney. Madison pl, n s, abt 50 e Madison st, 30x192.9x62.2x138.3 w s. Dec 14, due, &c, as per bond. Dec 15, 1908. 4,000
- Zumbuehl, Chas H to Jacob Metzger. Brook av, No 1006, e s, 123.1 s 165th st, 26.6x155.11x25x164.9. P M. Dec 15, 3 years, 5%. Dec 16, 1908. 9:2386. 10,000

## JUDGMENTS IN FORECLOSURE SUITS.

- Dec. 10.
- Oakland pl, s s, 100 w Prospect av, 25x100. Filomena De Lorenzo agt Gennaro Menna et al; Hitchings & Palliser, att'ys; Wm M Ivins, Jr, ref. (Amt due, \$2,100.)
- 89th st, No 446 East. Richard Schimek agt Maurice Sandberg; Gustav Goodman, att'y; Frank A Spencer, Jr, ref. (Amt due, \$4,640.25.)
- Dec. 11.
- Prospect av e s 62.6 s Kelly st 37.6x100. Benjamin Levy agt Moses Leavitt et al; Nathan Friedman att'y; Harry H Bottome, ref. (Amt due, \$2,633.07.)
- Hester st, n e cor Norfolk st, 25x52. Francis M Barnes agt Joseph Lavcov et al; Earl B Barnes, ref. (Amt due, \$30,795.83.)
- Walton av, e s, 25 n 179th st, 50x100. United Real Estate & Trust Co agt James Kessner; Geo Q Collins, att'y; Franklin Grady, ref. (Amt due, \$5,137.04.)
- 136th st, s s, 138.9 e Lenox av, 38.9x99.11. Strauss Building & Realty Co agt Lucia M Cohen et al; Action No 1; Rose & Putzel, att'ys; Joseph Fischer, ref. (Amt due, \$7,294.04.)
- 136th st s s, 177.6 e Lenox av, 38.9x99.11. Same agt same; Action No 2; Same att'ys; Max S Bevins, ref. (Amt due, \$7,294.04.)
- Dec. 12.
- Croton Aqueduct, e s, adj land of J W Holden, containing 86.481 acres, except parts released. J. C. Lev agt ——— Well & Newhouse, att'ys; S L H Ward, ref. (Amt due, \$3,128.74.)
- 10th av, No 284. Aaron Buchsbaum agt Hubert F Fox et al; Isaac Fromme, att'y; Guy Van Amringe, ref. (Amt due, \$6,497.20.)
- Fox st, Nos 760 & 762. Victor A Rotholz agt Bronx Borough Realty & Construction Co; Hays & Hershfield, att'ys; Hal Bell, ref. (Amt due, \$16,781.32.)
- Dec. 13.
- 111th st, s s, 140 w 2d av, 40x100.11. Max Lippman agt Sarah Finger et al; Lachman & Goldsmith, att'ys; John F Joyce, ref. (Amt due, \$7,689.79.)
- Main st, n e s, adj land of Frank Gass, 20x 185x20x177.6, Bronx. Max Aronson agt Geo H Ehrigott; Herman G Loew, att'y; Wm F Wund, ref. (Amt due, \$4,206.)
- Macy pl, n s, 25 w Hewitt pl, 25x100. Theodore M Macy agt Sarah Mishkind; Osborne & Lamb, att'ys; Joseph P Morrisset, ref. (Amt due, \$4,770.)
- Dec. 15.
- 184th st, s s, 100 e Park av, 100x100. Henry D Brewster agt Margaret M Condon; Edw H Tatum, att'y; Max S Bevins, ref. (Amt due, \$7,911.24.)
- 133d st, No 216 West. Lena Kohn agt Allen D M Defendorf et al; Max Stern, att'y; James F Morton, Jr, ref. (Amt due, \$3,688.28.)
- Dec. 12.
- 115th st, Nos 330 and 332 East. Joseph F Shelby agt Fani Schiffman et al; action to enforce vendors lien; att'y, J Rosenzweig.
- Av D, s w cor 5th st, 41x80. Hyman Lakritz agt Morris Goldberg et al; action to declare conveyance void, &c; att'y, S Frank.
- 88th st, s s, 95 w Madison av, 25x100.8. Robert J Mahoney agt Mary E Schenck et al; partition; att'ys, Gignoux & Reid.
- 118th st, n s, 160 w 2d av, 20x100.10. Frieda Karch agt Bertha Newman; specific performance; att'ys, Joyce & Hoff.
- Dec. 14.
- 75th st, No 239 East. Pernicario Co-operative Ass'n agt Antonio Caltabellotta; action to declare mortgage void, &c; att'ys, Rini & McDonnell.
- 55th st, n s, 250 w 11th av, 114x74x114.6x84.6. Racieh Asbestos Mfg Co agt Sarah J Brooks et al; specific performance; att'y, A R Latson.
- Ludlow st, No 156. Abraham Rundbaken agt Luis Krause et al; amended partition; att'y, J G Abramson.
- Dec. 15.
- 89th st, s s, 311.1 e 4th av, 32.6x100.8.
- 89th st, s s, 260.6 e 4th av, 18x100.8x18x100.
- Edgecombe road, e s, 116.8 n 162d st, 25.4x 116.4x25x112.9.
- Tier av, n s, 350 w North st, 134x205.10x irreg.
- Tier av, n w cor North st, 50x421.10x—x436.
- Tier av, n s, 50 w North st, 50x400x50x421.10.
- Bay av, s e cor North st, 100.2x irreg.
- Fordham av, n e cor North st, 37x100.
- John M Delmour agt John McClure, exr, et al; action to recover possession; att'y, W J Walsh.
- Monroe st, No 235.
- Henry st, No 237.
- 98th st, s s, 110 e 3d av, 25x100.5.
- Clinton st, No 47.
- East Broadway, No 46.
- Essie Rothstein agt Fanny Rothstein et al; partition; att'ys, Bloomberg & Bloomberg.
- 73d st, No 121 East. Maurice Kennedy agt Alfred Jareyski et al; action to foreclose mechanics' lien; att'ys, Goeller, Shaffer & Eisler.
- Dec. 16.
- Willis av, No 354, 1/7 part. John Lutz et al agt Philip Kalmus; notice of levy; att'y, D J Gladstone.
- 4th st, Nos 168 and 170 West. Frank I Ughetta agt Harry U Rosenthal; specific performance; att'y, R K Prentice.
- 215th st, s s, 229.6 e Barnes av, 50x97. Francesco Schepis agt Domenico Fazio et al; action to foreclose mechanics' lien; att'y, J Nicchia.
- Jerome av, n w s, 388.9 n e Anderson av, 152.9 x100x150.11x100.4. Edw C Bates et al agt Mary Fitzroy; partition; att'y, G H Tower.
- Carter av, No 1809. Harry Feiler agt Samuel Rosenberger et al; action to declare ownership ½ interest; att'ys, Sternberg, Jacobson & Pollock.



# KING'S WINDSOR CEMENT

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

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Dec. 17.  
 St Owen pl, n s, lots 2 and 3 map No 1 South Vernon Park, 100x71.3x103.3x45.5. Eliza C Jurgens agt Wulf A Jurgens; action to cancel deed; att'y, G A Euring.

Dec. 18.  
 121st st, n s, 130 e 1st av, 133x100.11. Susie Altschul agt Louise H Heine; partition; att'y, O Igstaedter.

### FORECLOSURE SUITS.

Dec. 12.  
 112th st, Nos 313 and 315 East. Antonio G Tomasello agt Cristoforo Zuccaro et al; att'y, I Cohn.

74th st, No 315 East. Herman Gottlieb agt Belle Schmuckler et al; att'y, S Honig.

5th av, s s, 24.11 s 128th st, 50x110. Madison Square Mortgage Co agt Liebenthal Construction Co et al; att'ys, Peacock & Steves.

6th st, s s, 221 w Av D, 22x97. Jennie Oppenheimer agt Abraham J Gottlieb et al; amended; att'ys, Bandler & Hass.

48th st, s s, 107.4 w 2d av, 18.8x100.5. Philip D Atwater agt Anton Rasmussen et al; att'ys, Atwater & Cruikshank.

9th av, No 332. William Josephy agt James C Smith et al; att'ys, Wilcox & Brodek.

110th st, s s, 300 e 2d av, 50x100.11. Harlem Savings Bank agt Mariangiola Mennella et al; att'y, F B Wightman.

Dec. 14.

75th st, n s, 137.6 e 2d av, 37.6x102.2. Lizzie Stillpass agt Clara Krancer et al; att'y, J A Seidman.

Barker av, w s, 25 n Elizabeth st, 25x100, Bronx. John J Zuelch agt Louis Oldsheim et al; att'y, R C Burlando.

109th st, s s, 85 w Park av, 34x100. Moses Mendelsohn et al agt Maurice Altman et al; att'y, A L M Bullowa.

Lexington av, Nos 90 and 92. Mayer S Auerbach agt Brunswick Realty Co et al; att'y, M Stern.

Cambreleng av, e s, 61.8 s 188th st, 33.4x80; two actions. Catherine C L R Scharf agt Nicholas Hodes et al; att'y, F W Pollock.

4th st, n s, 100 e Av B, 40x95.10. Samuel Klar et al agt Samuel Feinberg et al; att'ys, Morrison & Schiff.

Westchester av, n w s, 437 n e Prospect av, runs n w 123.3 x n 29.5 x s e 44.3 x n e 19.2 x s 98 x s w 50.8 to beg. Ronald K Brown, trustee, agt Annie Bradley et al; att'y, J A Lane.

101st st, n s, 16.6 e Park av, 15.6x75. Ellicott D Curtis, trustee, agt Gussie Englander et al; att'y, A Roelker, Jr.

Boston road, s w cor Cedar st, 59x90. Joseph Stovasser agt Anna Dannies et al; att'y, T Schilthies.

82d st, Nos 536 to 540 East. Henry Teitelbaum agt Julius Martinson et al; att'ys, Lewkowitz & Schaap.

Dec. 15.

Hawthorne st, s e cor Broadway, 120.6x100x 119.3x100. Peter Alexander agt Cathleen Turney et al; amended; att'ys, Alexander & Ash.

Ludlow st, Nos 13 and 15. Saul Liberman et al agt Sophie Tager et al; att'y, M N Krakower.

Lewis st, No 123. Theresa Hirsh agt Leon Goldberg et al; att'y, M Goodman.

138th st, Nos 628 and 630 East. Joseph Di Giggio agt Ignazio Lupo et al; att'y, R J M Bullowa.

13th st, No 537 East. Samuel Weil agt Fany Schwartz et al; att'y, M Sundheimer.

112th st, s s, 195.6 e 3d av, 19.6x100.10. Edmund Kohn et al agt Jacob Friedman et al; att'y, J H Rogan.

10th st, No 255 East. District Number One of the Independent Order Benai Berith agt Sarah Goldstein et al; att'y, S M Roeder.

8th av, n e cor 27th st, 24.6x81.10. Augustine C Smith agt Mary Archer et al; att'y, M K Prentice.

75th st, n s, 137.6 e 2d av, 37.6x102.2. Lizzie Stillpass agt Clara Krancer et al; att'y, J A Seidman.

123d st, Nos 409 and 411 East. Susan Van Praag agt Jacob Siegel et al; att'ys, Eisman, Levy, Corn & Lewine.

Cherry st, No 294. Jonas Weil et al agt Amelia Kommel et al; att'y, M Sundheimer.

Dec. 16.

2d av, Nos 1467 and 1469; two actions. Kassel Oshinsky agt Pauline Reiss et al; att'ys, Arnstein & Levy.

112th st, No 37 West. Abraham Korn agt Virginia A Tappenden et al; att'y, I J Ettinger.

13th st, n s, 170 w Av B, 50x103.3; two actions. Arthur J McQuade agt Leopold Kaufman et al; att'ys, Reeves, Todd & Swain.

15th st, No 617 East. George Wilkens agt Meyer Chapkowsky et al; att'y, F B Chedsey.

49th st, Nos 345 and 347 East. State Bank agt David-Lena Cohen Co et al; att'y, W T Kohn.

6th st n s, 105 e av D, 100x216 to 7th st, Union-7th st port.  
 Katie Herold agt Emma A Wolfarth; att'y, S J Stilwell.

Division st, No 243. Annie Peyser agt Emanuel S Gates et al; att'y, H M Goldberg.

Lexington av, No 1745. Emanuel Lowinson agt Myer Bach et al; att'ys, Bloomberg & Bloomberg.

Dec. 17.

14th st, No 540 East. William Weiss agt Carmelo Albanese et al; att'y, S Schlesinger.

Monroe st, No 286. Alexander Rosenthal agt Kassel Oshinsky et al; att'ys, Kantrowitz & Esberg.

Madison av, s e cor 64th st, 100.5x132.6. Francis L Leland agt Richard W Buckley, Jr, et al; att'ys, Greene, Hurd & Stowell.

113th st, No 324 East. Jacob Doniger agt Jono Krinsky; att'y, H Cohen.

29th st, No 49 West. Title, Estates & Mortgage Co agt Joseph D Hauser et al; att'y, J A Sheehan.

112th st, Nos 242 to 248 East; two actions. Chas S Whitman agt Henrietta Bennett et al; amended; att'ys, Marks & Bleier.

94th st, No 70 East. John F Calder agt Samuel Kahn et al; att'y, M Nussbaum.

119th st, Nos 234 to 238 East. Leon Tuchman agt Rubin Rubenstein et al; att'ys, Manheim & Manheim.

Dec. 18.

Willett st, No 49. Sophie Tuck agt Robert Kommel et al; att'ys, Stroock & Stroock.

Stebbins av, s e s, intersec of n s 167th st, 62.6 x19xirreg. Frances Aronson agt Geo P Shirmer et al; att'y, S Bitterman.

Concord av, n e cor Pontiac av, 150x100. Walter W Taylor agt Anthony McOwen; att'y, de La Mare & Morrison.

Ferris av, w s, 303.5 s of easterly end of a stone wall at the s line of St Joseph's Institute for Deaf Mutes, —x—. Albert L Lowenstein agt J Harold McLaine et al; amended; att'y, E V Thornall.

100th st, No 166 East. Catharine C Lee admrx agt Anna Fried et al; att'y, H Swain.

27th st, No 434 West. Herman Lubetkin agt Kena Marcus; att'y, J R Speers.

113th st, No 78 East. Gerson M Krakower agt May Schiff et al; att'ys, Krakower & Peters.

4th st, n s, 100 e Av B, 40x95.10. Samuel Klar et al agt Samuel Feinberg et al; att'ys, Morrison & Schiff.

107th st, No 228 East. Frederick W Beinbauer agt Minnie Grossman et al; att'ys, Salter & Steinkamp.

Henry st, No 214. Meyer Jarmulowsky et al agt Samuel J Scheckter; att'y, B Alexander.

### JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Dec.

12 Aufrecht, Gustav A—J Bergui.....\$32.89  
 12 Altman, Jacob—J H Denenholz.....34.65  
 14 Adler, Leopold—H Fischer.....44.41  
 14 Abramson, Jacob & Benj Block—Liberman Dairy Co.....85.81  
 14 Agrest, Michael—P Perna.....638.67  
 14 Alexander, Simon & Leopold Hirtenstein—B Salvin et al.....3,778.79  
 15 Acritelli, Peter P—City of N Y.....265.17  
 15 the same—the same.....265.17  
 15 Altman, Abraham—B Flaum.....122.40  
 15 Auerhan, Sam—the same.....362.15  
 15 Austin, William P—F Poeppel.....133.91  
 15 Axelrodt, Isidor—L Bornstein et al.....23.78  
 15 Allen, Leonard C—Auto Rending Co.....69.41  
 16 Amsterdam, Max—M Feinstein.....339.25  
 16 Astorino, Eugenio—D Boffa et al.....104.41  
 16 Axman, Chas A—J M Seidenberg.....128.72  
 17 Adams, Chas E—H Goodstein.....171.91  
 17 Asch, Joseph J—F M Sciolaro.....107.00  
 18 Ainslie, Geo H, Anna Ainslie & Jay S Jones—W N Baylis.....329.09  
 12 Benoit, Adolph H—A Powell et al.....101.48  
 12 Bean, William—J E Steffens.....422.16  
 12 Bonagar, Ernest V—Italian Savings Bank of City of N Y.....694.24  
 12 Baynord, Oscar—F Heismeyer.....157.57  
 12 Brice, Catherine—Charles Scribners Sons.....61.41  
 12 Bunnell, Philip T—G K Howard.....150.46  
 14 Barton, James D—Miles Bros.....costs, 28.57  
 14 Bonbon, Louis A—Hardman, Peck & Co.....29.40  
 14 Buondono, Antonio—W Craig.....95.72  
 14 Bjork, Joel—M C Katz et al.....191.81  
 14 Boskowitz, Adolph—M S Sommerich et al.....costs, 23.65  
 14 Boles, Scudder D—J H Small.....71.10  
 15 Bloom, Isaac—City of N Y.....265.11  
 15 Brooks, Sarah—the same.....60.17  
 15 Berg, Abraham M—B Flaum.....35.15  
 15 Bleich, William—I Schorsch et al.....108.12  
 15 Bernstein, Muttie—Phoenix Color Works.....116.59  
 15 Bertlett, Harry—Robert G Thomas & Son.....38.81  
 15 Bingell, Frederick—A B Hall.....187.22  
 15 Brownell, Harold T—D J Walsh.....232.02  
 15 Barnes, James—R H Gibbons.....2,730.17  
 15 Betts, Louis L—W C Gilday.....237.65  
 15 Bergen, Martin J—D M Levy.....98.59  
 15 Badger, Walter—J R Stiven.....1,007.44  
 15 Becker, Morris—L H Schieber et al.....costs, 12.65  
 15 Batterson, James G—William Gardam & Son.....costs, 134.85  
 16 Brous, Jacob, Philip & Herman—D Lee et al.....214.77  
 16 Bleich, William—W H Deisroth Co.....240.40  
 16 Berkman, Davis—Schwarzschild & Sulzberger Co.....315.32  
 16 Barons, Frank S—Webster Dental Co.....43.70  
 16 Bennoit, Anna F—M Asch.....149.36  
 16 Brodek, John—B E Freed.....26.87  
 16 Barber, Amzi L—J B Wilds et al.....costs, 137.51  
 16 Bosky, Leopold—Nineteenth Ward Bank.....2,135.52  
 16 Buchman, Liber & Aaron—A B Ausbacher et al.....53.15  
 17 Burnet, Wm B—Chas M Decker & Sons.....239.28  
 17 Bassel, Solomon—C Belkin.....42.65  
 17 Battelli, Raffaello—J F Strauss et al.....120.17  
 17 Binns, James E—G F Ross.....117.76  
 17 Bates, Hayden J—Henry B Turner Coal Co.....37.91  
 17 Boros, Mary—H Stern.....18.42  
 17 Brody, Frank—S Breakstone et al.....17.94

17 Black, Wm H recvr—C E Ellis.....costs, 96.23  
 17 Berkman, Davis—J Stern et al.....2,212.77  
 18 Brewster, Henry & Dore—E Levenson.....301.77  
 18 Brennan, Patrick—T A Shiels.....169.67  
 18 Bretstein, Marcus & Isidore Berson—M Frank et al.....131.91  
 18 Bixbaum, Samuel—E Appleborni.....89.15  
 18 Bischoff, Ernest W—N J Packard et al.....1,238.88  
 18 Burrow, Julius—C I Weinstein.....costs, 68.13  
 18 Blutstein, Jacob, gdn—M Jaraslowsky et al.....costs, 118.31  
 18 Bronstein, Sarah—S B Hauser.....42.31  
 18 Bender, Simon—M Willinger.....2,258.10  
 18 Beaudet, Eliza & Homer J—E L Jacob.....78.75  
 12 Connelly, Joseph H—M Prochaska et al.....44.41  
 12 Clifford, Michael—M Behrer.....135.61  
 12 Case, Frank M—C Scribners Sons.....32.66  
 14 Capo, Antonio—D Colucci.....352.51  
 14 Clarke, James—American Exchange Cigar Co.....67.41  
 14 Cleary, John J—the same.....123.69  
 14 Clark, Hobart F & James E Murphy—B K Bloch.....239.11  
 14 Cohen, Irvin—D T Merritt et al.....681.57  
 14 Cahn, Benj—H Newbury.....439.41  
 14 Cohen, Hyman—A Tarnore.....97.65  
 14 Coyle, Jerome A—C L Rice.....99.17  
 14 Chapnick, Bernard—M Krauss et al.....64.65  
 14 Chasmer, Albert E—B B Marco.....549.41  
 14 Cohn, Nathan—Hudson Structural Steel Co.....178.25  
 15 Cuykendall, Daniel J—G Kelly.....18.01  
 15 Ciatto, Carmelo—A Cassino.....86.38  
 15 Cunningham, Samuel—M Fogarty.....40.79  
 15 Cassidy, Louise M & Annie M Sadlier—City of N Y.....448.60  
 15 Cranides, Charles—Brighton Beach Development Co.....551.16  
 15 Carswell, Gertrude—C F Rust.....90.52  
 15 Cohen, Louis—M Wimpie et al.....30.21  
 15 Cooks, Geo J—E Y Backus.....2,506.14  
 16 Conklin, Roland R—John V Schaefer, Jr & Co.....costs, 101.58  
 16 Combes, H Jay—E Saubiac et al.....826.21  
 16 Cohen, Isaac M—National Bank of Bellows Falls, Vermont.....760.59  
 16 Coon, Lewis & Abraham Boehm—L Tanenbaum et al.....27,387.09  
 16 Caples, Byron H—W C Wood et al.....70.81  
 17 Campiglia, Grambatista—City of N Y.....262.00  
 17 Crane, Amelia—T Lehmann.....21.22  
 17 Cohen, Minnie admrx—Adin G Pierce Co.....costs, 157.52  
 17 Cohen, Charles—J Silverson.....118.18  
 17 Colleran, Margaret A & John—J Lever.....114.51  
 17 Carnivale, John—L Barth et al.....41.69  
 17 Cohen, Joseph—J F Hannigan.....3,335.13  
 18 Clarke, Eugene—C Bookman et al.....186.91  
 18 Chanowitz, Charles—Union Switch & Signal Co et al.....costs, 119.58  
 18 Clark, Edw J—S Blank.....106.47  
 12 De Luca, Maria—F Porco.....163.51  
 12 Davoren, Margaret—City of N Y.....198.95  
 12 Dangler, Morris—the same.....207.67  
 12 Devine, John—the same.....112.71  
 12 Deane, Wm G Jr—the same.....207.67  
 12 Dreyer, Frederick—the same.....62.70  
 12 Darragh, Phebe A—the same.....469.77  
 12 Davis, Joseph W—the same.....27.61  
 12 Dawbarn, Robert H M—the same.....54.67  
 12 Davis, Howard B—the same.....27.61  
 12 Davis, Isaac L—the same.....108.77  
 12 Damat, Ramie—the same.....379.20  
 12 Duryea, Clarence—the same.....112.71  
 12 De Witt, Mary M—the same.....206.78  
 12 Doering, Oscar H—the same.....27.61  
 12 Douglas, Mary A—the same.....206.78  
 12 Dean, William G—the same.....217.67  
 14 Diamond, Samuel—B Brem.....83.65  
 14 Delaney, James J & Frederick Harsen—John Simmons Co.....347.31  
 14 Dubrin, Israel—R Scanlon.....41.62  
 14 Davis, Hyman—C Anderson et al.....42.11  
 14 Drouge, Herman—Hudson Structural Steel Co.....143.74  
 15 Dicker, Hyman—H Delinsky.....1,028.48  
 15 Donald, William—City of N Y.....469.47  
 15 Donohue, John—the same.....207.67  
 15 Derr, John—the same.....840.00  
 15 Donnelly, Patrick—the same.....54.67  
 15 Doherty, Henry L—the same.....289.12  
 15 Doyle, John J—the same.....108.77  
 15 Daly, William Jr—the same.....379.20  
 15 Damm, Frederick—the same.....31.22  
 15 Davis, Isaac L—the same.....289.12  
 15 Demmerle, Theo E—the same.....198.95  
 15 De Vol, Geo F—the same.....112.87  
 15 Dresher, Oswald—the same.....36.65  
 15 Donaldson, John A—the same.....1,461.40  
 15 Delgado, Geo P—the same.....108.77  
 15 Dumahaut, Adolph—the same.....198.95  
 15 Debleler, Henry—the same.....54.67  
 15 Dennis, Wm E—the same.....65.64  
 15 Douglas, Henry B—the same.....289.12  
 15 Dusenberry, William—the same.....395.68  
 15 Devitt, Cornelius F—the same.....54.67  
 15 Denton, A M C—the same.....50.58  
 15 Damon, Chas E—the same.....104.26  
 15 Daly, Timothy—the same.....108.77  
 15 Dorfman, Jacob—the same.....54.67  
 15 Diamond, Victor—the same.....198.95  
 15 Deane, John H—the same.....469.47  
 15 Dickinson, Chas H—the same.....100.70  
 15 Dux, Jacob—the same.....379.20  
 15 De Jong, Jacob—the same.....53.76  
 15 Degrow, Jesse L—the same.....108.77  
 15 De Coursey, John M—the same.....36.65  
 15 De Waltoff, Samuel A—the same.....108.77  
 15 Dorfman, Reuben—the same.....54.67  
 15 Dunn, B Sherwood—F Faas.....688.22  
 16 De Coppet, Frederick, L Casimir & Ernest H & Robert E Barclay—H H Cone et al.....costs, 48.21  
 16 Dorf, Joseph & Sarah—R Hyman.....27.65  
 16 Dallye, August—City of N Y.....198.95  
 16 Diamond, Peter—the same.....31.22  
 16 Du Parc, Louis B admr—A Santin.....4,000.00  
 16 Dean, Frederick—G M Lyons.....86.66  
 17 Darlington, Gustavus C—City of N Y.....29.41

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Marie—A Lauro et al.130.91</p> <p>17 Elliot, Richard—City of N Y.....379.20</p> <p>17 Ehrsgott, Geo H—the same .....27.61</p> <p>17 England, Clinton—the same .....207.61</p> <p>17 Eastman, Robert E &amp; Ida Epstein—People, &amp;c.....7,500.00</p> <p>17 Ehrenrich, Levy—City of N Y.....198.95</p> <p>17 Eisenbach, Herman—M N Clement .....10.00</p> <p>18 Earl, Virginia—City of N Y.....207.67</p> <p>18 Ehrhardt, Oscar—the same .....46.95</p> <p>18 Ells, Irving B—the same .....207.67</p> <p>18 Edgar, Harvey C—the same .....207.67</p> <p>18 Ench, William—the same .....207.67</p> <p>18 Earl, Dorion J—the same .....29.94</p> <p>18 Edwards, Thomas A—the same .....379.20</p> <p>18 Elson, Louis—the same .....29.43</p> <p>12 Fromholz, Max &amp; Julia—W F Ashley Jr. .....17.15</p> <p>14 Fineson, Joseph—M F Lockstein.....39.91</p> <p>14 Fleischman, Joseph &amp; Fleischman Floral Co—N Y Cut Flower Co.....520.41</p> <p>14 the same—the same .....520.41</p> <p>14 Frankel, Samuel—Bronx Metal Bed Co.280.74</p> <p>14 Friedman, Louis—W Fischel .....59.41</p> <p>14 Fernschild, Dora—H G Schloendorff.....325.66</p> <p>14 Fisher, John C—Ins Co of North America. .....354.69</p> <p>14 Fagan, James C—S Bookman .....220.16</p> <p>14 Fleischman, Joseph—A B Barr &amp; Co.6,359.50</p> <p>14 Fogel, Herman—Hudson Structural Steel Co .....37.86</p> <p>15 Feigensohn, David—Tenement House Dept. .....265.17</p> <p>15 Foh, Joseph—City of N Y.....265.17</p> <p>15 Finkelstein, Morris—the same .....60.17</p> <p>15 Fisher, John T—the same .....60.17</p> <p>15 Foster, Arthur L—Jacob Schindler &amp; Co. .....347.22</p> <p>15 Fischer, Charles—City of N Y.....207.67</p> <p>15 Flanagan, Thomas K—the same .....112.71</p> <p>15 Fox, Isaac—M Goldfarb .....28.19</p> <p>16 Fritzel, George—L Ferber .....128.48</p> <p>16 Fletcher, Harry L—Lords Court Building..... 296.65</p> <p>16 Fritzel, Adolph—F Wolf .....92.31</p> <p>16 Fitzgibbon, Maurice J—W J Carroll.....156.65</p> <p>16 Franks, Charles—City of N Y.....207.67</p> <p>16 Frank, Charles—the same .....207.67</p> <p>16 French, Henry—the same .....207.67</p> <p>16 Flynn, Michael—the same .....207.67</p> <p>16 Fulkerson, Jeremiah—the same .....207.67</p> <p>16 Fulkerson, Wm S—the same .....207.67</p> <p>16 Franken, Albert—the same .....207.67</p> <p>16 Flynn, Theo—the same .....207.67</p> <p>16 Fries, Michael C—the same .....207.67</p> <p>16 Picke, John—the same .....207.67</p> <p>16 Frederick, Edward—the same .....207.67</p> <p>16 Fitzsimmons, Daniel B—the same .....207.67</p> <p>16 Frary, Henry H—the same .....207.67</p> <p>16 Frank, Susannah—the same .....396.75</p> <p>16 Farr, Geo L—the same .....207.67</p> <p>16 Fales, Harrison C—the same .....491.30</p> <p>16 Flynn, John J—the same .....207.67</p> <p>16 Fishback, John H—the same .....207.67</p> <p>16 Fielder, Wm J—the same .....207.67</p> <p>16 Fanning, Christopher—the same .....207.67</p> <p>16 Faring, William—the same .....207.67</p> <p>16 Frank, Phillip—the same .....207.67</p> <p>16 Fielding, Harry W—the same .....207.67</p> <p>17 Fleisch, Samuel—City of N Y.....379.20</p> <p>17 Friedman, Dora—the same .....379.20</p> <p>17 Frisch, Emanuel J—the same .....81.71</p> <p>17 Floyd, James R—the same .....289.12</p> <p>17 Friedman, Israel—the same .....207.67</p> <p>17 Fox, Isaac—the same .....198.95</p> <p>17 Fielder, Geo M—the same .....56.23</p> <p>17 Fitzsimmons, Bernard—the same .....112.71</p> <p>17 Fischer, Albestma—the same .....206.78</p> <p>17 Fowler, Dwight E—the same .....62.70</p> <p>17 Fogarty, John A—the same .....289.12</p> <p>17 Flatow, Simon J—the same .....559.65</p> <p>17 Freeman, Bernard—the same .....32.11</p> <p>17 Fisher, Samuel J—the same .....207.67</p> <p>17 Flidner, George—the same .....198.95</p> <p>17 Fleischmann, Henry—the same .....1,371.23</p> <p>17 Fleischmann, Joseph—the same .....1,371.23</p> <p>17 Flannery, Joseph F—the same .....198.95</p> <p>17 Fletcher, John A—the same .....379.20</p> <p>17 Fricke, William—Canton Steel Ceiling Co. .....97.29</p> <p>17 Frambach, Louis—H Kreykenbohn .....39.00</p> <p>18 Fay, Catherine C—City of N Y.....469.47</p> <p>18 Flynn, Chas S—the same .....379.20</p> <p>18 Flood, Timothy—the same .....33.49</p> <p>18 Friedman, Louis—the same .....34.81</p> <p>18 Finkelstein, Harry—the same .....45.64</p> <p>18 Fox, Abraham—the same .....29.43</p> <p>18 Fullerton, John O—the same .....289.12</p> <p>18 Fulhaber, Charles—the same .....289.12</p> <p>18 Fishberg, Barnett—B Rosenstein .....33.63</p> <p>18 Faure, Archibald—City of N Y.....206.78</p> <p>18 Fuessel, Paul—the same .....207.67</p> <p>18 Enzman, Johanna—J Bloch .....52.61</p>	<p>18 Fuchs, Joseph—H Sandler et al.....1,704.33</p> <p>18 Florsheim, Charles—Musgiller-Mangels Co..... 204.29</p> <p>12 Governale, Filippo—N Di Salle.....517.41</p> <p>12 Guazza, Angelo—C Conti .....79.83</p> <p>12 Gelnay, David &amp; 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Rubin Auerbach—L Gurian .....52.40</p> <p>17 Gogay, Henry R &amp; Maude—J Marshall.....59.67</p> <p>17 Goldberg, Morris—R Federman.....1,187.08</p> <p>17 Goldstein, Adolf &amp; Adolf Spiegel—M Reiber .....34.48</p> <p>17 Green, Abraham—Conron Bros Co.....519.41</p> <p>17 Goldberg, Harry—S Bayer et al.....123.14</p> <p>17 Gagliano, Angelo, Antonio Gallo—L Bada- lato .....11.72</p> <p>17 Gagliano, Angelo, Antonio Gallo &amp; Meyer Frank—the same .....184.60</p> <p>17 Gudradt, Fannie &amp; Ignatz Borman—J H Welch et al .....177.98</p> <p>17 Gabler, Chas T—C Stein .....42.31</p> <p>17 Graboys, Samuel &amp; Isaac Eisenstein—C J Epstein .....384.36</p> <p>17 Gardn r, Grove B—W H Bingham Plumbing &amp; Contracting Co.....175.41</p> <p>17 Germond, Marie—O Hitchings et al.....26.31</p> <p>18 Gussow, Paul—F Perske .....100.50</p> <p>18 Germansky, Max—M Schur et al.....188.00</p> <p>18 Golding, Sam—H Robinson .....533.24</p> <p>18 Gallaher, Edw B—S Kinsells .....550.52</p> <p>18 Gleason, Edwin P &amp; Chas K—H Gutman..... costs, 103.98</p> <p>18 Goldberg, Hyman &amp; Anna—M Holtzer.....510.34</p> <p>18 Godesky, Frank—Reddeno Co .....91.66</p> <p>18 Hollander, Henry—M L Weiss .....124.91</p> <p>12 Henderson, James B—M F Meehan.....332.14</p> <p>12 Hyman, David J—A L Wolbust .....14.72</p> <p>14 Hodecker, Frank—Moneyweight Scale Co..... 134.65</p> <p>14 Harrison, Ralph J—M Lithauer .....74.30</p> <p>14 Hochman, Harris—W A Winter.....41.13</p> <p>14 Heine, Morris, Cely &amp; Bernard Bernstein— S Altschuller .....538.05</p> <p>14 Horowitz, Hyman—F A Clarke .....571.18</p> <p>14 the same—the same .....407.91</p> <p>14 Hin's, Michael—Huron Cigar Co.....66.41</p> <p>14 Hughes, Chas H &amp; Henry P Wadsworth— R Baker .....307.01</p> <p>14 Hobby, Wm J—Stanley &amp; Patterson, Inc..... 1,356.72</p> <p>14 Hookey, Wm T—L Flig et al.....412.11</p> <p>14 Hegeman, John B—F R Brooke Co (Inc)..... 816.50</p> <p>15 Hyams, Walter—United Brethren Pub House .....30.03</p> <p>15 Henneberg, Paul—James R Keane &amp; Co.....66.27</p> <p>15 Hornstein, Minnie—I Relkin .....65.93</p> <p>15 Herzog, Dorette S—I Stern et al.....146.12</p> <p>15 Hill, James A—Union Card &amp; Paper Co.39.85</p> <p>15 Hommer, Louis, Louis Oppenheimer &amp; Joseph Hyde—People, &amp;c.....1,000.00</p> <p>15 Halprin, Hyman I &amp; Bernard, Sadie Willner &amp; David Silverstein—State Bank.....402.28</p> <p>15 Healey, Sumner—McDougall &amp; Potter Co..... 42.25</p> <p>15 Henning, Henry G—W Scott.....138.79</p> <p>15 Hookey, Wm T—J Jordan et al.....558.31</p> <p>15 Harris, Charles &amp; Geo A Lee—F F Searing et al .....costs, 80.36</p> <p>16 Hainer, Abraham, Israel Wilenker &amp; Sam- uel Nagler—Mosaic Tile Co.....237.37</p> <p>16 Hengerler, John A—Bank of Suspension Bridge .....3,111.98</p> <p>16 Hurlbert, Katherine P &amp; Lucy E Lee—Al- bert Booth Cohn Co.....1,339.05</p> <p>16 Hart, Anna A—W L Jaques.....1,139.18</p> <p>16 Hammond, Howard D—G Lindenmeyer et al..... 363.51</p> <p>16 Helt, Frank—Francis C Heale (Inc).....221.95</p> <p>17 Helferman, Herman—A Agress .....39.15</p> <p>17 Holzman, Jacob or Jake—L Kritiz.....345.60</p> <p>17 Hart, Anna A—J Glass .....351.33</p> <p>17 Haramis, Anthony—N Junjulios .....197.83</p> <p>17 Hengstler, Julius—Carnegie Trust Co.207.48</p> <p>17 Hall, Archie or Archie H Connor—R Weick- mann .....1,315.69</p> <p>17 Hornstein, Minna—J Freier .....96.62</p> <p>17 Heyn, Fred—H Newbury .....363.27</p> <p>18 Hoppe, Mary A—C A Johnston.....88.10</p> <p>18 Hinchman, Chas S—R V W Thorne.....1,865.63</p> <p>18 Huber, John B—L W Dodd et al.....1,365.00</p> <p>18 Hearst, Wm R—J E Deveraux .....379.79</p> <p>18 Hyams, Leonard &amp; Annie A &amp; Leonard Hy- ams &amp; Bro (Inc)—H Kanholz.....113.01</p> <p>18 Hart, Katie—P Hart .....181.22</p> <p>17 Irving, James W—F W James .....41.81</p> <p>17 Ireland, James D—Keller Mechanical En- graving Co.....25.91</p> <p>18 Inglis, James—R N Spiers.....228.20</p> <p>12 Jaeckel, Hugo Jr—Acton Garage.....305.32</p>	<p>15 Johnson, John—City of N Y.....265.17</p> <p>17 James, Frank H—E S Bebas et al.1,708.12</p> <p>12 Krause, Edward—M Frank et al.....99.07</p> <p>12 Kowalsky, Henry I—M E Howlett et al.187.17</p> <p>12 Kandra, Stephen A—J Simmons Co.....125.05</p> <p>14 Keiller, Richard J—M Brainson.....135.71</p> <p>14 Kugel, Arthur L—P Korn.....436.41</p> <p>14 Krause, August H—H Newbury .....366.91</p> <p>14 Kahn, Frederick—S Shapiro et al.....114.33</p> <p>14 Kasner, Geo—Jetter Brewing Co.....88.68</p> <p>14 Kefalos, Peter &amp; John Lagioli—V Lowers Gambrius Brewery Co.....1,023.47</p> <p>14 Kaplan, Louis L &amp; Stephen A Kandra— Hudson Structural Steel Co.....196.18</p> <p>15 Karpman, Max—City of N Y.....265.17</p> <p>15 Korn, George—D Goldring .....40.65</p> <p>15 King, Jam s M—Acker, Merrill &amp; 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Philip Grass—A Pecorella. .....69.01</p> <p>15 Laster, Pauline—Schwarzschild &amp; Sulzberger Co .....29.82</p> <p>16 Loewi, Mortimer W—Marks &amp; Benson Co..... 108.16</p> <p>16 London, Albert—J Sanders et al.....359.32</p> <p>16 Ladd, William W, recr—E Kreidman.....750.00</p> <p>17 Lisnow, Jacob—C Rosenberg .....79.63</p> <p>17 Lowenstein, Herman—Hencken &amp; Wellen- brock Co.....47.78</p> <p>17 Lamura, Fred—E I de Pont de Mamours Powder Co.....527.64</p> <p>17 Lynch, Fannie G—M J Gordon.....1,569.58</p> <p>17 Lott, Frederick B—E J Lott.....costs, 94.90</p> <p>17 Larney, Wm A—J C Childs.....212.24</p> <p>17 Levy, Chas S—Samuel Phillipson &amp; Co.179.07</p> <p>17 Liebman, Isidor—Canfield Paper Co.....126.41</p> <p>18 Lennon, Wm F—J Perillo.....379.72</p> <p>18 Langan, Patrick—Pyro Sign Co.....45.65</p> <p>18 Lynch, Geo F—J &amp; J W Stotts.....101.90</p> <p>18 London, Jacob—Empire Tin Ware Co.....115.65</p> <p>18 La Place, Edw J—Anglo American Art Fur- niture Co .....costs, 71.39</p> <p>18 Lattard, Nestor A L—I Goldman.....492.42</p> <p>12 Miles, Harry I—A Adler .....96.41</p> <p>12 Moore, John L—John A Roebings Sons Co of N Y.....25.62</p> <p>12 Mulhall, Max J—P B La Roche.....44.47</p> <p>12 Miller, Edward—G Griepenkerl.....42.43</p> <p>14 Misicki, Thomas—Van Dorn Iron Works Co.....88.52</p> <p>14 Martin, Chas P—E D &amp; 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15 Maltinsky, Morris—J M Lieberman...371.84	14 Regeley, James—Hudson Structural Steel Co. ....31.99	17 Schleimer, Abraham B—G L Eckstein...251.85
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15 Miklovitz, Max—North American Distilling Co. ....284.08	15 Rosen, Louis—A Meyer .....85.22	17 Simonson, Theo C H—Sheppard Knapp & Co. ....71.32
16 Morton, Rosing C—E Herrick.....1,021.93	15 Rh instrom, Samuel & John C Reeves—H Bailey .....114.66	17 Squadrilli, Edw F—A I Dittler .....198.26
16 Mansfield, Albert M—A H Mangold...909.43	15 Rohman, Moe L—Bernard Greenwood Co. ....145.65	17 Sheffer, Allan R—J T Wisner .....70.58
16 McCabe, Chas F—Ingersoll Rand Co...161.74	15 Rodgers, Chas E—American Exchange Cigar Co. ....22.41	17 Shepard, Edw D & Henry A Ensign—C E Ball et al .....25,637.24
16 Malia, Thomas F & Thomas F Malia Co—C F King .....527.61	15 Rosenberg, Emma—J Freezert et al .....costs, 99.20	18 Stanford, A Stanley—Farmers National Bank of Boyertown, Pa. ....2,092.26
16 Moschini, Vito—A Bachert .....44.72	16 Roy, Alfred A—J Ledeky .....89.31	18 Siegel, Chas M—E F Rath .....30.11
16 Miller, Israel—H G Davis .....43.08	16 Rosenberg, Maurice—D Wadro.....420.27	18 Stiebel, Samuel J—T F Turley .....42.08
16 McCorry, Alfred E F V—J A S Carpenter et al .....24.08	16 Ruppert, Jacob—P Gallagher .....7,487.58	18 Strauss, Herman—H Meltzer et al .....costs, 130.61
16 McLeod, Lincoln W—Lawyers Title Ins & Trust Co .....69.73	16 Rappoport, Rosa & Simon—A Rosenthal.....277.98	18 Sias, John E—W M Sharpe.....37.41
17 Manheimer, Louis—W A Steinbeck...226.31	16 Rachlin, Joseph & Augusta or Gussie—H Hausman .....108.03	18 Schaefer, Yaena—Y Klein.....26.65
17 Mandel, Lazarus—I Solinger .....42.65	17 Rosenkrantz, Israel—D Wigan et al...127.95	18 Smilo, Charles—K Guterma .....34.65
17 Markowitz, Samuel & Robert Rosenthal—D Buckley .....354.38	17 Ringelheim, Dora—S Klausner .....79.31	18 Sasserath, Kaufman—S Sobol .....312.35
17 McDougall, Avery—J Palmer .....64.31	17 Rosenheim, Ben G—Metropolitan Tobacco Co. ....154.28	18 Schlesinger, Edw S—J Muller .....39.31
17 McIntyre, Edward—P J Turley.....costs, 69.72	17 Refior, Otto—J Edward Ogden Co.....81.35	18 Sweeney, Walter W—O A Marsh.....75.81
17 Muir, John—W H Dillon .....3,123.92	17 Raynor, Willit M—N Y & Bklyn Paper Co. ....227.88	12 Townshend, Arthur B—Trust Co of America .....1,023.00
17 Morace, Tony—H Von Glahn et al.....92.20	17 Ryan, Edward—H W Youngling.....34.86	14 Tregoning, Stephen—V Loewers Gambrinus Brewery Co. ....328.43
17 Marano, Richard & John Carnivale—H Barth et al .....41.69	18 Rockmore, David W—Lawyers Appeal Printing Co.....37.01	14 Talbert, Harold—A Stackler .....4,419.40
17 Moosbrugger, Edward—Julius Kayser & Co. ....399.24	18 Reid, Alexander—De L Carter .....120.15	14 Timmermann, Henry G, Eric B Dahlgren, Geo F Casilear & Casper H Eicks—L Timmermann et al .....costs, 304.70
17 Marony, Wm D—A E Klotz Fireproofing Co. ....177.51	18 Rodkin, Max—A Meislin .....85.15	15 Tannenbaum, Harry—E Palak .....194.72
17 McMonagall, Morgan D—A Lee .....645.29	18 Robinson, Douglas & Adrian H Joline, recvrs—L Deconsoli .....274.41	15 Tilly, Alfred—Samuel Cabot, Inc.....42.15
17 Marx, John M & Magdalena—J M Sussner.....182.66	18 Ruhlig, Frederick—Levering & Carrigues Co .....586.72	15 Tenz r, Michael—A Altersohn.....1,045.95
18 Maves, Albert E—F J Wood.....149.22	12 Saltzman, Max—A F Keigel et al...310.27	15 Tellone, Angelo—L Mantelle .....49.61
18 Mogilswsky, Bessie R, Fannie & Benjamin, Samuel Lenkowsky, gdn, Annie Bernstein and Minnie Levin—Congregation Sons of Abraham .....683.03	12 Schmitz, Curt E—Associated Merchants of N Y .....244.74	15 Thompson, Pontus J—S Cederstrom...6,039.72
18 Myers, Simon—S Bookman .....818.97	12 Sugarman, Solomon C & Jacob Kanersky—L Kauffman et al .....112.06	15 Tannenbaum, Lippman—A Bauman.....costs, 103.25
18 McDonald, Agnes—J Frankel et al...158.37	12 Sennett, James B—S Batt .....36.65	16 Towns, Mirabcau L—J J Courtney...3,314.60
18 McLaughan, Sophia, admx—C T Willis.....costs, 23.08	14 Schiffman, Louis—Merchants Union Ice Co. ....185.65	16 Tarbox, Chas W & Margaret B—Twelfth Ward Bank of the City of N Y.....1,552.65
18 Marcuson, Samuel—B Heller.....45.01	14 Strasser, Adolph & Paul Schell—C L Adams et al .....112.91	16 Taub, Samuel J—Z L Leonard.....318.81
18 Marran, Roger W—E J Gillies et al...443.10	14 Steen, John—J A Campbell et al.....53.00	17 Tobias, Adolph—J T Davies, Jr.....78.11
15 Nichol, Edw G—Acker, Merrall & Condit Co. ....50.44	14 Schwartz, Max—Bandler & Greenspan Furniture Co. ....43.66	17 Thompson, John M & Co—T H Brown...471.91
15 Nechmias, Jacob & Morris Weber—People, &c.....500.00	14 Schwarz, Sol—J L Taylor & Co.....534.41	17 Thiemann, Nathan—S Lieder .....35.10
16 Newmark, Maurice—Globe Foundry Co.853.33	14 Schreier, Abraham—J Josephson .....99.20	18 Titus, Harry E—Hayes Rubber Co.....80.90
16 Nagler, Samuel, Abraham Haimier & Israel Wilkenker—Mosaic Tile Co .....237.37	14 Strulovich, Herold—J Bernstein .....588.75	18 Talbot, Harold R—Z T Hamilton Jr...4,073.07
16 Newman, Isidor—B E Freed.....47.98	14 Schepper, Abraham—A Pinover .....66.00	18 the same—S W Gumpertz .....4,371.96
16 Namen, Aaron—H C Gomprecht.....37.15	14 Sweet, Viola & James—Kerin & Dunn...96.16	15 Umer, Joseph—P Morton .....834.41
16 Nelke, David I—L B Leavitt .....591.06	14 Sweet, Viola—the same .....164.86	18 Underdorfer, Isaac—S J Bloomingdale et al .....40.19
18 Nassauer, Gustav—I J Bloomingdale et al .....227.02	14 Simon, Benj—J S Friedman et al.....51.11	15 Vockroth, Chas A—C F Seifert .....44.72
18 Newmark, Maurice—Thomas F Cushing Co. ....130.61	14 Schwartz, Aaron—G Isakow .....54.65	16 Varga, Ludmila & J Varga.....costs, 71.20
14 Osbeck, John H—M Rossenfeld et al...177.04	14 Sammis, Albert V—J N Jaret .....78.33	16 Vidal, Emily—Michelin Fire Co.....120.36
14 Ott, Melchior—United Wine & Trading Co. ....233.41	14 Smith, John—Hollywood Co.....378.98	16 Velland, James—B K Bloch.....73.81
14 O'Reilly, Daniel—P L Jones.....84.19	14 Smith, Harris & Louis Fischer—Hudson Structural Steel Co.....40.41	16 Vidaver, Maxwell—Metropolitan Printing Co. ....572.05
15 Olsen, Cornelius—D T Merritt et al...840.75	15 Shapiro, Louis—M J Gordon.....12.40	16 Valente, Gabriele—F J Bauer Towing Line.....400.97
15 Oppenheim, Benj—N M Baldis.....194.72	15 the same—the same .....7.40	16 Van Loan, Elizabeth—F L Smith.....242.52
15 Orlandi, Giulio—A Bonagur .....585.54	15 the same—the same .....12.40	12 Weinblatt, Charles—E G Toel.....48.22
15 O'Connor, Luke & Frances Elliott—People, &c.....300.00	15 Stein, Sam—B Flamu .....171.35	12 Wolters, Henry—J Kraus.....230.04
16 O'Brien, John & John C Sheehan—J Malloy et al .....costs, 98.10	15 Sire, Meyer L—A J Clark .....89.41	12 Ware, John H, Edward F Leland Chas W Lee & Frank J Fahey—B L Duke.....costs, 108.10
16 the same—the same .....costs, 120.10	15 Schweitzer, Bernat—M H Westin et al...164.21	12 Wax, Nathan—J Stern et al.....430.79
17 O'Brien, Mark A—American Radiator Co. ....303.52	15 Steinick, Paula & Lewis, David J & Annie Cohen—O W Freidenrich .....211.74	12 White, Horace, Chas A Spoffard & Fanny G Villard, exrs, &c—P Fuller.....costs, 1,622.31
17 Orently, Abraham—J F Steeves et al...922.89	15 Shapero, Henry—L Lockett et al.....93.90	12 the same—E C Benedict et al.....costs, 317.22
17 O'Reilly, Patrick J—Studebaker Bros Co. of N Y .....78.37	15 Sraeger, Abraham—I Burros et al .....302.89	12 the same—W L Stow.....costs, 316.25
18 Orently, Abraham—T Galligan .....322.29	15 Sandler, Samuel A & Morris H Brookmen—S Adelman .....114.12	12 the same—W B Dickerman.....costs, 317.60
18 O'Brien, William—F Schwartz et al...120.29	15 Smith, Geo R—J McDermott et al.....costs, 12.31	14 Wiese, Chas F—A L Young .....26.71
18 Olsen, Cornelius—F Eckenroth et al...168.22	15 Salerno, Roberto—R Hill .....25.92	14 Wohlstetter, Philip—Title Guarantee & Trust Co.....223.06
12 Price, Rosse—J Pasternack et al.....112.15	15 Stern, Milton—H Harris .....21.30	14 Willner, Sadie, Samuel Lurie & Hyman I Halprin—State Bank .....192.32
12 Potosky, Edna—Ostend Realty Co.....366.91	15 Shea, John J, Edw F Lathrop & N Y, N H & H R R Co—T G Strong .....1,384.63	14 Woolley, H S, Wm J Caulkins & Geo P Ladd—Hamilton Trust Co.....6,457.63
12 Patalano, Francesco—J Doelger et al...485.58	15 Schick, August—Schwarzschild & Sulzberger Co. ....64.40	14 Wells, Frank H—West 86th Street Studios.....188.41
12 Peterson, Catherine E—H Likly & Co...240.26	15 Smith, Farrington—B Morton .....costs, 32.41	14 Weiss, Henry—McDermott Dairy Co...23.27
14 Pell, Mary H—American Ice Co.....67.30	16 Schultz, Oscar—E Palmer .....costs, 23.43	14 Watrouse, Allyn E—Frederick Beck & Co.....73.97
14 Picuilo, Donato—H Smith et al .....282.76	16 Stonehill, Carl A, Edw A & Gerald L & Rebecca Nussbaum—G G Hastings.....costs, 111.33	14 Willett, John—Empire State Surety Co...21.05
14 Paine, John H—P Decker .....63.73	16 Shaw, M Anderson—A H Post.....3,038.05	15 Wiese, Chas F—A L Young .....26.71
15 Pratt, W Augustus—James T White & Co. ....159.65	16 Spiro, Emanuel & Sigmund Moretsky—Driver Harris Wire Co.....133.74	15 Weiss, Sam—B Flaum .....273.65
15 Parker, Howard S—John Polhemus Printing Co. ....19.76	16 Schoenberg, Abraham—Gortjan Lobe Co. ....121.05	15 Whiting, Geo F—P E Wirt.....165.92
15 Peirson, Charles—Fisk Rubber Co.....143.25	16 Shalov, Morris—De W Van Buren.....117.44	15 Walsh, Samuel—N Greenberg .....46.72
15 Pflugheber, Geo J—Standard Plumbing Co. ....312.57	16 Stein, Louis—H Gettinger .....253.09	15 Wallace, James G—T Kelly .....156.52
15 Perneti, Maria G—J Doelger et al...37.62	16 Simis, William, Jr—N Y Taxicab Co...155.07	15 Whitman, Rose—M Seitz .....costs, 32.41
15 Peters, Charles—F J Zimmerman.....54.60	16 Strong, Wilbur—M F Ruiz .....80.66	15 Whitridge, Frederick W recvr—J Berlin...534.65
16 Patterson, Mabel—Harrison & Dalley...891.20	16 Schwing, William, gdn—A Mensel.....costs, 32.31	15 Wemple, Wm L, assignee—M L Anspacher.....68.16
17 Polstein, Joseph—M Goldstein.....136.41	16 Slesinger, Charles—S B Hauser.....31.31	15 Williams, Frank J—W A Botkin.....159.97
17 Perlmutter, Morris—M Salt .....1,805.91	16 Schrenkeisen, Martin & Charles Goldstein—M Friedman .....550.00	15 Waterson, Henry—M Thorn .....995.94
17 Prout, James B—S B Hickox .....76.42	16 Sherman, Louis—A H Kahn .....36.80	16 Wolf, Frederick—M Wundt .....27.65
17 Purpo, John—S J Park et al.....125.93	17 Seligman, Selig & William Sugarman—C H Israels et al .....1,045.63	16 Waite, Benj F—Imperial Engraving Co...46.63
18 Purpura, Albert A—International Import & Export Co .....1,091.36	17 Schwartz, Joseph—American Radiator Co. ....312.64	16 Weiss, David—Inland Type Foundry...23.41
16 Qualey, John A, Gustave R Jansen, James H Yale, Stanton Kohler, Anson W Sheffield & H W Corbit—Lawrence & Harlem Co...257.59	17 Solomon, Sam—A Freedman .....84.65	17 Ward, Henry M—H S Hanson Co.....62.30
12 Rapisarda, Guiseppa—Brooklyn Vault Light Co .....117.91	17 Simon, Benjamin—S A Schonbrunn...52.87	17 Waskowitz, Hyman—S Slonin .....26.96
12 Roth, Herman—E G Toel .....60.66	17 Sartini, James & Louise—J S Piza.....187.17	17 Wacker, Margaret—J Block .....128.53
12 Reime, Bernhard—L S Friedberger...146.56	17 Susskind, Michael—J Koffman .....29.65	17 Wald, Samuel—S Settel .....44.65
12 Reichman, Jacob—J Stern et al.....1,140.95	17 Schultze, Louis F—J M Reid .....90.69	17 Wolff, Gertrude—J Samuel .....90.83
14 Riehl, Geo A—American Ice Co.....35.51	17 Schanne, Chas D & Katherine—G L Egbert .....455.92	17 Wolf, Philip—M Reiber .....32.26
14 Rosenblatt, David—C Richter .....78.65	17 Siet, Solomon, Nathan Solomon & Henry Grossman—North Side Bank of Brooklyn.....426.54	18 Weisscott, David—I Schlewke et al .....68.34
14 Rosenbaum, Adolf—I Heller .....186.00	17 Seaver, Frank L—Trow Directory Printing & Bookbinding Co.....310.12	18 Walsh, John W—M E Duane .....1,887.32
14 Ruege, Arnold—Stadtman & Co.....121.16	17 Smith, James R—Lord & Taylor.....50.62	18 Whitlatch, Russl W—R W Steele .....202.66
14 Risse, Ernest R—M F Giebel .....14.54	17 Smith, St Clair Jr—Smoot Weaver Co...60.79	18 Walozinsky, Charles or Chas C Walsey—J J Cohen.....230.90
14 Ressanek, Morris & Mary—Bronx Metal Bed Co. ....54.41	17 Smith, Franklin S—M E Sturges & Electric Carrier Co.....costs, 20.75	18 Weinstein, Max—S Cohen et al.....112.15
14 Reeve, Edward, Willis D Wood & Edw H Ladd Jr exrs—E Reeve .....7,257.92		18 Walkinshaw, Jessie B—John Simmons Co.....335.70

CORPORATIONS.

SATISFIED JUDGMENTS.

Dec. 12, 14, 15, 16, 17 and 18.

Table of corporations including Atlas Motor Co, J S Appel Suit & Cloak Co, Brooklyn & Long Island Realty Co, James Livingston Construction Co, N Y City Ry Co, Union Ry Co, S Construction Co, Hamilton Dairy Co, New York Cap Fronts Mfg Co, Parkview Co, City of N Y, Manhattan Ry Co, Manhattan Glass Tile Co, N Y Transportation Co, Kiel & Arthe Co, Atlas Construction Co, Buckley Realty Construction Co, B & M Hotel Co, Concrete Plant Mfg Co, Conreid Metropolitan Opera Co, Greene Court Building Co, Home Seeker Architectural Co, Knights of Columbus, Kirke Stopper Co, Maja Co, Marine Magnetic Control Co, John V Signell Co, People & Co, Joseph Fuchs Co, Nobel Co, Modern Garment Mfg Co, United Coal, Iron & Lumber Co, Madelin Construction Co, Jamestown Exposition Excursion & Steamboat Co, American Manufacturing Co, C S Goss & Co, Halley Realty Co, Lane Contracting Co, Excelsior Ring Packing Co, Enterprise Mattress Co, Arnold Realty Co, Belmont Pharmacies, Demuth Glass Mfg Co, Murphy Construction Co, E L Shea Construction Co, South American Panama Hat Co, New York City Ry Co, Parkview Co, Palnetto State Lumber Co, F Wagner & Co, Yonkers R R Co, Austrian Tamud Torah, American Surety Co, Hall & Carroll, McLaughlin Real Estate Co, New York Central R R Co, Snow-Flake Mfg Co, O'Brien Electric Light Co, Union Ry Co, South American Panama Hat Co, Marjorie Dawson's Doll-Land Co, Fly Leaf Social Club, Forty-second St, Park View Co, Postal Telegraph Cable Co, Khedivial Co, Buckley Realty Construction Co, Engineering Inspection Co, Faulhaber Chemical Co, Siegel Hardware Co, Atlas Motor Co, International Patent Development Co, Korson Realty Co, L I Display Advertising Co, Martin Hat Co, Madison Avenue Real Estate Co, John V Signel Co, Blackburn Delineator Co, White Clover Dairy Co.

Table of satisfied judgments including Altkrug, Julius, Acker, Annie E, Acheson, John C, Barringer, Grace B, Bloomingdale, Samuel J, Brown, Joseph J, Bonewur, Solomon, Cohen, Julius, Cheney, Marion G, Cohen, Louis & Joseph, Dolan, Thomas F, Dublin, Samuel, Dioguardi, Charles G, Dettelbach, Chas C, Ehrmann, Leopold E, Fanshawe, Henry E, Fletcher, Harry L, Fichter, Herman, Greenhut, Rosa T, Groff, Joseph C, Green, Patrick F, Guterman, Louis H, Gleason, Joseph J, Heidelberg, Edwin H, Hirsch, Isaac S, Hughes, Joseph J, Hoffman, Joseph & John, Higgins, Margaret, Horowitz, Samuel R, Jameson, Mary C, Kelly, Walter C, Knight, Samuel I, Same, P C Hunter, Same, P C Hunter, Krasnow, Isaac H, Kass, Chr Clawson, Kehoe, Geo J, Kelly, Margaret T, Leuchter, Frederick M, Latorre, Vincenzo C, Lissner, Sigmund M, Levy, Herman H, Lupo, Thomas B, Limeburner, Joseph N, Matthews, Wm H, Martin, John B, Same, Fanny F, Mandel, Samuel, Same, John C, McManus, James H, Marcus, Samuel J, Morris, Frances, Same, Louis J, Moynihan, Daniel C, Mountain, E D, Mead, Josiah M, McTeigue, Robert J, McGlinchey, John F, Nobis, John C, North, Louis R, Niland, Margaret & Michael, Pell, Theodore R, Polhamus, Chas W, Rich, Leo J, Reeve, Edward, Ryan, Thomas F, Russell, Dorothy H, Rheimish, Helene & Louis, Rosenberg, Benjamin, Rockmore, Abraham B, Rieger, Elias P, Robbins, Eliza T, Strauss, Nathan & Isidor, Same, E J Byrne, Same, T F Byrne, Same, E J Byrne, Sinclair, Fred H, Schwarz, Barbara & John M, Schapier, Herman J, Smith, R Wilson, Same, Same, Steindler, Edward A, Towns, Mirabeau L, Same, D Beckerman, Same, B F Knause, Same, D Beckerman, Towns, Mirabeau L, Title Ins Co, Same, Same, Tunick, Samuel & Isidor, Weatherhead, Ronert H, Weber, Aaron M, Ventimiglia, Guisepp-Mosaic Tile Co, Wall, Arthur W, Same, Landay Bros, Wax, Nathan D, Wirsing, Mary E, Weinstein, Isaac H & Louis.

Table of judgments including Weinstein, Isaac H & Daniel H, Williamson, Wm A, Sun Printing & Pub Ass'n.

CORPORATIONS.

Table of corporations including City of N Y, Firemen's Ins Co, Aspell Grocery Co, Thomas F Cushing Co, Same, Eveleth-Brown Co, Griffin Wray Drug Co, Wray-Royal Bank of N Y, Hastings Pavement Co, Woolf Hypozone Co, Hawthorne Building Co, Perry Realty & Construction Co, Same, John Simmons Co, Crescent Trading Co, Buskinker & Reuben Wolf, Western Distilling Co, Same, Bay Ridge Lumber Co.

1 Vacated by order of Court. 2 Satisfied on appeal. 3 Released. 4 Reversed. 5 Satisfied by execution. 6 Annulled and void.

MECHANICS' LIENS

Dec. 12.

Table of mechanics' liens including 91-177th st, Unionport Lumber & Mfg Co, 92-3d av, No 1765, 98th st, No 200 East, 93-Nelson av, 94-134th st, 95-14th st, 96-5th av, 97-17th st, 100-18th st, 101-Same property, 102-Same property, 103-Same property, 104-Same property, 105-Same property, 106-Same property, 107-18th st, 108-West End av, 109-Satisfied, 110-Broadway, 111-Broadway, 112-Gramercy Park East, 113-17th st, 114-Gramercy Park, 115-5th av, 116-125th st, 117-178th st, 118-Mott st, 119-Barker av, 120-105th st, 121-Westchester av, 122-Madison st, 123-17th st, 124-Same property, 125-West End av.

# Luxfer

An equipment of Luxfer Prisms gives a remarkable increased value in rentals to the basements, otherwise comparatively worthless.

AMERICAN LUXFER PRISM CO.  
Tel. 8257  
Spring 8258 507-509 West Broadway N.Y.

126-17th st, No 41 West. 18th st, No 38 West. Howell & Lawrence agt Samuel P Tull and John C Gabler & Co. 282.00  
 127-Central Park West, n w cor 75th st, 102.2 x123.9. C W Klappert's Sons agt Lenox Realty Co. 97,134.07  
 128-Greene st, Nos 47 & 49. Thomas B Watson Jr agt Marcus C Devorsney, Leo Hostein and Aetna Elevator Co. 964.50

Dec. 15.

129-Clinton av, s e cor 178th st, 25x100. Murray & Hill Co agt Timothy J Raftery. 1,038.00  
 130-Satisfied.  
 131-Barker av, e s, 164 n Julianna st, 34x 125. Daniel Nathanson agt Etta Forgotston and Henry Blumenthal. 79.85  
 132-Broadway, Nos 2865 & 2867. John A McCarthy agt Larimer A Cushman Baking Co and Mandel Building Co. 1,254.35  
 133-Stanton st, No 113. Brown Supply Co agt Margaret W & Geo W Folsom, committee, and S Rosenberg. 105.00  
 134-3d av, No 3782. Joseph Cohen agt Rebecca Bothm, Bertha & Sophie Frank, Felix Berka and Greater New York Builders & Contractors Co. 110.00  
 135-Amsterdam av, s w cor 114th st, 150.11x 100. Builders Stone & Contracting Co agt Simon Wolk, Estate of Jacob Weinstein and Glick & Allen (renewal). 1,650.00

Dec. 16.

136-Amsterdam av, Nos 2126 and 2128. John J Diehl agt Henry H Braun, Conforti & Lafage and Vincenzo Seritello. 144.00  
 137-Gramercy Park East, Nos 35 to 38. Albert Oliver agt Gramercy Park Construction Co, John E Olson Construction Co and Holmes Co. 173.50  
 138-45th st, No 49 West. Adamo Ciccarone agt Joseph Kenn and Levin & Levin. 1,950.00  
 139-1st st, No 99. Houston st, Nos 204 and 206 East. Eichenbaum Bros agt Fannie Friedman and Nathan Friedman. 201.28  
 140-Washington av, w s, 242 n 178th st, 107x 145. G Schaile & Son agt Isidor Robinson. (R) 226.00  
 141-101st st, Nos 404 to 410 East. Samuel Shanker agt Aetna Mortgage Co. 71.00  
 142-Wall st, Nos 64 and 66. Byrne & Murphy (Inc) agt Fifth Avenue & Eighteenth Street Realty Co. 8,617.00  
 143-Broadway, n w cor 111th st, 50.5x75. Louis Bossert & Son agt Larimer A Cushman Baking Co and Mandel Building Co. 1,716.41  
 144-125th st, No 543 West. A Rosenbaum Iron Works agt Cataline de Vere Potter and Octave de Vere Potter. 315.50  
 145-White st, Nos 128 to 132. Demitrios Santomatis et al agt Victor A Harder Realty & Construction Co and Nomis Contracting Co. 46.75  
 146-7th av, w s, whole front between 43d and 44th sts, -x100. Deonese Daliatos et al agt Wm W Astor and Nomis Contracting Co. 93.50  
 147-Same property. Christopher Frunchi agt same. 23.38

Dec. 17.

148-Clinton av, s e cor 178th st, 25x100. William Hauptmann agt Timothy J Raftery. 758.75  
 149-Broadway, n w cor 111th st, 75x50.5. James McLaughlin Co agt Larimer A Cushman Baking Co and Mandel Building Co. 111.51  
 150-Daly av, n w cor 178th st, 65.3x110.4. Max Goldstein agt Wahlig & Sonsin Co and Adolph G Doll. 147.88  
 151-74th st, No 216 East. Ely Feinstein agt Hyman Harkavy, Harry Moskowitz, Sam Rosenberg and Louis Firstenberg. 174.00  
 152-158th st, Nos 537 & 539 West. Jennie Rubin agt Mary Deeley and Daniel Howard. 104.00  
 153-134th st, n s, 200 w St Anns av, 25x100. Rogers Terra Cotta Co agt Eidas Realty Co and Herman Aaron. 175.00  
 154-18th st, No 38 West. 17th st, No 41 West. Belden J Rogers et al agt Samuel P Tull and John C Gabler Co. 274.75  
 155-24th st, Nos 49 & 51 West. Brooklyn Foundry Co agt Edmund Coffin and M Nussbaum Iron Works. 475.00  
 156-8th st, No 419 East. Belden J Rogers et al agt John Doe and John C Gabler Co. 175.44

Dec. 18.

157-87th st, No 45 West. Holmes Plumbing & Contracting Co agt Lillian G Cavanagh & A Solomon. 12.20  
 158-34th st, No 314 East. George Dellon agt Lippman Abele & Harry Brown. 850.00  
 159-18th st, Nos 157 & 159 West. John Calahan agt Linda S Nau and Stachelberg & Albert I Sire (renewal). 951.00  
 160-Crotona Park East, Nos 1444 to 1448. Wilkins av, No 1567. Abraham Liedeker agt Jerry Altieri Co (renewal). 291.65  
 161-Clinton av, s e cor 178th st, 25x100. Christian Blayer agt Timothy J Raftery & M Groh's Sons. 630.00  
 162-Same property. Joseph Flanagan agt same. 200.00

163-72d st, No 536 East. Samuel Miller agt 530 East 72d Street Co. 23.25  
 164-17th st, No 41 West. 18th st, No 38 West. David G Morrison agt Samuel P Tull & John C Gabler Co. 212.00  
 165-West End av, Nos 290 & 292. Belden J Rogers et al agt Lewis T Romaine and John C Gabler & Co. 17.80  
 166-Broadway, Nos 1375 to 1383. John J Radley & Co agt Gordon & Stein and Nausbaum Iron Works. 187.00  
 167-73d st, No 121 East. Pittsburgh Plate Glass Co agt Alfred Jaretzki and Chas H Cottrell. (R) 306.37  
 168-Gramercy Park East, Nos 35 to 38. Cross, Austin & Ireland Lumber Co agt Gramercy Park Construction Co and John E Olson Construction Co and Holme Co. 327.82  
 169-West End av, No 547. Chas E Eickhoff agt Arthur J & Mollie I Mack and Chas H Lowen. 221.85  
 170-5th av, Nos 236 and 238. George Brown Co agt J C Lyons Building & Operating Co. (R) 9,864.30

Editor Record and Guide:  
 Lien 43, filed Dec. 4 through error; discharged Dec. 15.  
 BARBOUR, RUSH, HARE & HOLTER  
 Attorneys.

### BUILDING LOAN CONTRACTS.

Dec. 12.

Tremont av, s w cor Grand av, 93.11x128.4. City Mortgage Co loans William R Lowe Co to erect three 3-sty dwellings; 5 payments. \$17,000  
 Tiffany st, e s, 160 s 169th st, 60x100. Same loans J C Gaffney Construction Co to erect three 3-sty dwellings; 9 payments. 19,000

Dec. 14.

Bassett av, w s, 300 s Saratoga av, 25x100. Richard W Horner, att'y, loans James Lista to erect a 2-sty building; 3 payments. 3,200  
 Elliott av, w s, 50 n Juliana st, 25x100. Frederick Meyer loans Joseph Poldow to erect a - sty building; 3 payments. 5,500  
 Elliott av, w s, 25 n Juliana st, 25x100. Same loans same to erect a - sty building; 3 payments. 5,900  
 Elliott av, n w cor Juliana st, 25x100. Same loans same to erect a - sty building; 3 payments. 6,600  
 Elliott av, w s, 75 n Juliana st, 25x100. Same loans same to erect a - sty building; 3 payments. 5,500  
 Juliana st, n s, 100 w Elliott av, 25x100. Same loans same to erect a - sty building; 3 payments. 5,500  
 Fox st, w s, 100 n Longwood av, 333.4x100. City Mortgage Co loans Foxvale Realty Co to erect ten 4-sty flats; 11 payments. 135,000

Dec. 16.

Riverside drive, s e cor 99th st, 106.10x80.11x irreg. New York Mortgage & Security Co loans West Side Construction Co to erect a -sty building; 13 payments. 210,000  
 160th st, s s, 125 e Broadway, 50x99.11. Title Guarantee & Trust Co loans Vanderbilt Tile Co to erect a 5-sty apartment; 11 payments. 35,000  
 Broadway, s e cor 160th st, 99.11x125. Same loans Pine Investing Co to erect a 6-sty apartment; 12 payments. 170,000

Dec. 17.

Minford pl, n w cor 172d st, 100x100. Charles Riley loans Moorhead Realty & Construction Co to erect four 4-sty tenements; 10 payments. 50,000  
 Concord av, w s, 118.6 n 147th st, 39.6x100. Albrecht Kalthoff loans D J Dillon Co to erect two 3-sty dwellings; 3 payments. 12,000

Dec. 18.

173d st, s s, 90 e Webster av, 60x117.10. John Bauer loans Vincenzo Razzano to erect three 3-sty dwellings; 5 payments. 12,500  
 Hughes av, w s, 203 s Pelham av, 50x87.6. Manhattan Mortgage Co loans Cipriani Realty & Construction Co to erect a 4-sty apartment; 8 payments. 23,000  
 St Nicholas av, n w cor 163d st, 106.7x91x 99.11x128.3. Bronx Investment Co loans Rockton Construction Co to erect a 6-sty apartment; 9 payments. 140,000  
 149th st, s s, 349.4 w St Ann's av, 25x100. Charles Riley loans George Olt to erect a 5-sty apartments; 10 payments. 16,000  
 Broadway, n w cor 178th st, 103x145.5x irreg. Title Guarantee & Trust Co loans Alexander Grant Construction Co to erect a 6-sty apartment; 11 payments. 140,000

### SATISFIED MECHANICS' LIENS.

Dec. 12.

Villa av, No 3128. Tommaso Borgia agt Luigi Palatucci et al. (Nov 4, 1907). \$600.00  
 Same property. Same agt same. (Nov 4, 1907). 3,000.00  
 Same property. Same agt same. (Nov 14, 1907). 920.00

Dec. 14.

Tinton av, s w cor 155th st. Locke & Smith Co agt St Anselm's R C School et al. (Aug 18, 1908). 1,274.00  
 Same property. J L Mott Iron Works agt same. (Aug 19, 1908). 2,001.46  
 132d st, Nos 45 to 55 West. Standard Damp Proofing & Roofing Co agt Morris Levy et al. (March 6, 1908). 100.00

Dec. 15.

Riverside Drive, No 94. Charles Spangenberg agt Wm H Gentsziner et al. (Dec 9, 1908). 1,170.63  
 West Houston st, No 97. Morris Weiner et al agt R De Santi. (Oct 23, 1908). 45.00  
 45th st, No 49 West. Herman Baron agt Joseph Keen et al. (Sept 15, 1908). 570.00  
 Bradhurst av, s e cor 144th st. Spencer Heater Co agt Friedman Realty Co et al. (Dec 4, 1908). 315.00  
 Audubon av, s w cor 187th st. Spencer Heater Co agt Joseph L O'Brien et al. (Dec 4, 1908). 365.00

Dec. 16.

\*13th st, Nos 416 to 426 East. Joseph White et al agt Wanderman Construction Co. (Apr 16, 1908). 5,538.85  
 13th st, Nos 410 to 426 East. Pardi & Zuria agt same. (Apr 17, 1908). 1,030.00  
 Same property. S Frank et al agt same. (Apr 17, 1908). 1,400.00  
 Same property. Adolph Schwartz et al agt same. (Apr 15, 1908). 4,700.00  
 Same property. Katz & Kanterman agt same. (Apr 15, 1908). 4,650.00  
 Same property. Baum & Schiller agt same. (Apr 15, 1908). 920.00  
 Same property. Lockwood Co agt same. (Apr 22, 1908). 280.00  
 138th st, n e cor Riverside drive. John Bell Co agt Charles Henske Realty Co et al. (Oct 31, 1908). 650.00  
 Broome st, Nos 65 and 67. Harris Bernstein agt Floris T Whittaker et al. (March 12, 1907). 554.50  
 Garfield st, e s, 100 n Van Nest av. Henry Nordheim agt First Van Nest Hebrew Congregation. (Oct 9, 1908). 40.00  
 132d st, No 114 West. Morris Jacobson agt Winifried I Truner. (Dec 4, 1908). 85.50  
 2d av, Nos 912 and 914. Charles Fuchs agt Michael Voccoli et al. (Jan 24, 1908). 840.47  
 12d av, Nos 1652 and 1654. Patrick J Dervin agt Lina Steinhopf et al. (Dec 15, 1908). 58.06  
 \*Park av, No 471. U S Mail Chute Equipment Co agt 471 Park Avenue Co. (Dec 12, 1908). 1,000.00

Dec. 17.

137th st, Nos 42 & 44 West. Nathan Goden agt Henrietta S Lederer et al. (Oct 29, 1908). 42.75  
 \*86th st, s w cor Central Park West. United States Mortar Supply Co agt Gotham Building & Construction Co. (Oct 11, 1906). 2,431.50  
 \*98th st, n s, 102 e Riverside Drive. Mamie Paladino agt Meteor Realty & Construction Co et al. (Nov 21, 1908). 928.00

Dec. 18.

Ryer av, w s, 144.1 s 183d st. John J Lawrence agt Wm H Danby et al. (June 4, 1908). 148.97  
 Eastchester av, e s, 531 s Saratoga av. G Brandt agt Maria Sabatian et al. (Sept 12, 1908). 20.00  
 Park pl, No 15. Hudson Structural Steel Co agt American News Co et al. (Oct 16, 1908). 717.29  
 Broadway, No 874. S Jones et al agt E McIntyre et al. (Oct 14, 1908). 50.00  
 13th st, Nos 410 to 426 East. John C Orr Co agt Wanderman Construction Co et al. (Apr 14, 1908). 6,279.66

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

### ATTACHMENTS.

Dec. 9.

Marks, Daniel; W R Howard & Co; \$—; C P Caldwell.

Dec. 10.

John D Armstrong & Co; C I Hudson & Co; \$3,172.50; Pitttretch, Silkman & Seybel. Thomas McNally Co; National Powder Co; \$606.47; C D Ridgway. Same; Ingersoll Rand Co; \$6,432.69; N Lyon.

Dec. 12.

Wm N Flint Granite Co; John S Rodgers; \$6,-359.27; Kellogg & Rose. Worden Lumber & Mfg Co; William Hogg; \$480.54; Cantwell & Brown.

Dec. 15.

Thomas McNally Co; Mesick Coal Co; \$2,-098.33; Hastings & Gleason. Same; Wm J Coen; \$4,866; N Lyon.

Dec. 16.

Bosca, Louis, Peter, Joseph & Charles; Isaac T Kellogg; \$23,500; Baggott & Ryall.

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